Carmel Valley Outlook

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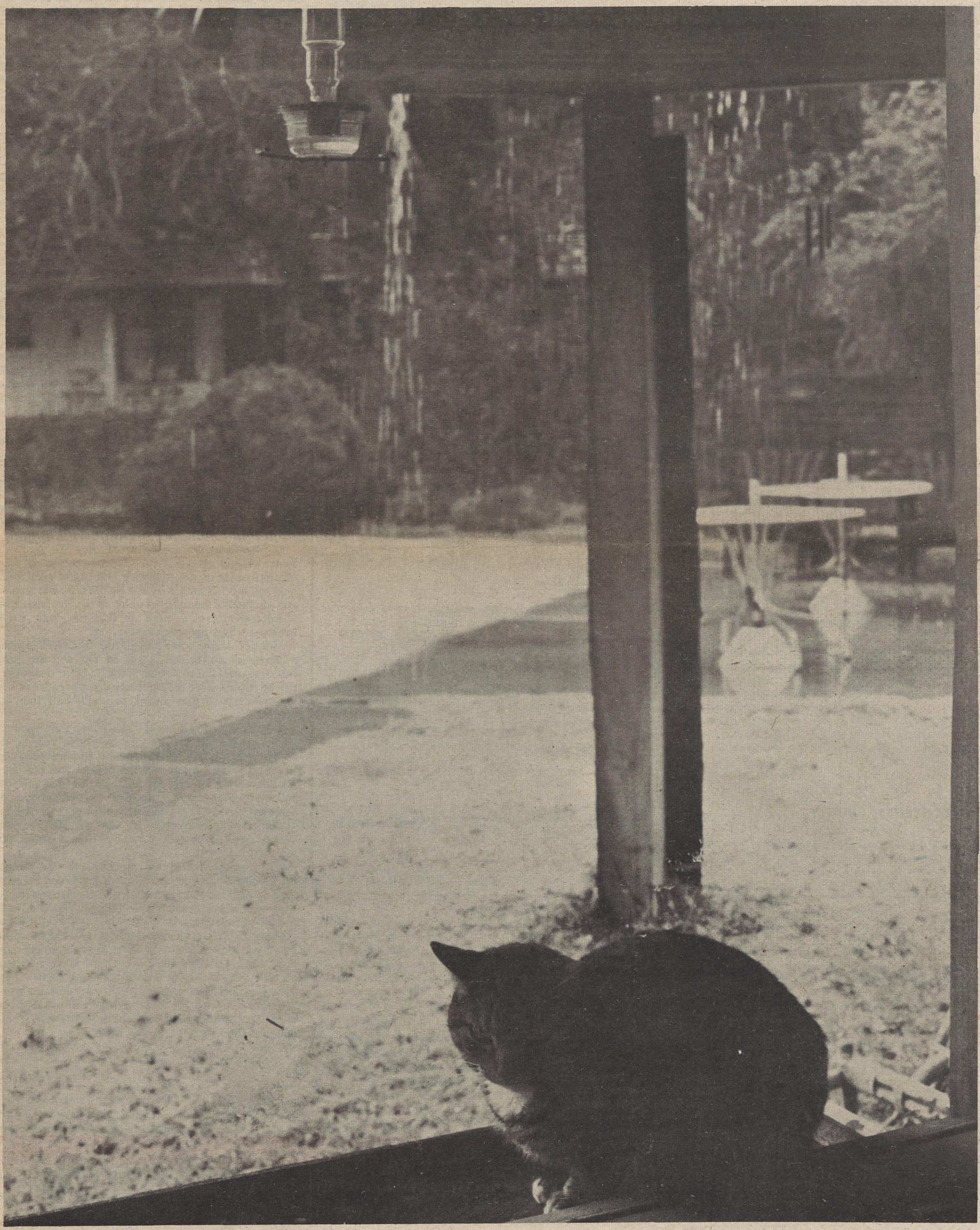


COLORS FADE into misty tones of gray on a rainy afternoon in Carmel Valley...while the steady staccato on the roof becomes a soothing prelude for a long nap. Hufford was caught on the outside looking in when photographer George T.C. Smith captured the mood of a January day at the Lazy Oaks.

TO THE EDITOR

Dear Editor:

It seems difficult for me to begin this letter. All I want to say is thank you, but that just doesn't seem to say it all. There are families in our little Valley that did more than their share to make one family in Pacific Grove very very happy! My family call this family our "Christmas Family," because we started helping them five Christmases ago. During the year we help them out with food and birthday presents, but at Christmas it runs into a bit more and it's at this time I ask others to please help us out. My family has never been more surprised at the turn out of food, clothes, presents and a big tree! Thank you!

God Bless you all,
SUSIE, VIC, JEFF & JEANNINE HARBER
Lilac Lane

Dear Editor:

Derogation of local government in an article by a member of the Monterey Peninsula open space district would seem to be not in the spirit of cooperation and mutual respect so necessary to the success of bilateral jurisdiction.

Both regional and local government have their unique place for good government, but not to the exclusion of either.

In defense against the allegations made I submit the record of local government relating to the acquisition of scenic easements and open space by the Board of Supervisors, the planning commission and the staff of the County of Monterey. (see map).

EDWARD P. MARCUCCI
Carmel Valley

BOB WOOD REPORTS. . .

A REGULAR COLUMN BY BOB WOOD, ASSEMBLYMAN - 34TH DISTRICT

Maybe the next major social program to be enacted will be health care for all citizens, whether it be by our own State Legislature or by Congress.

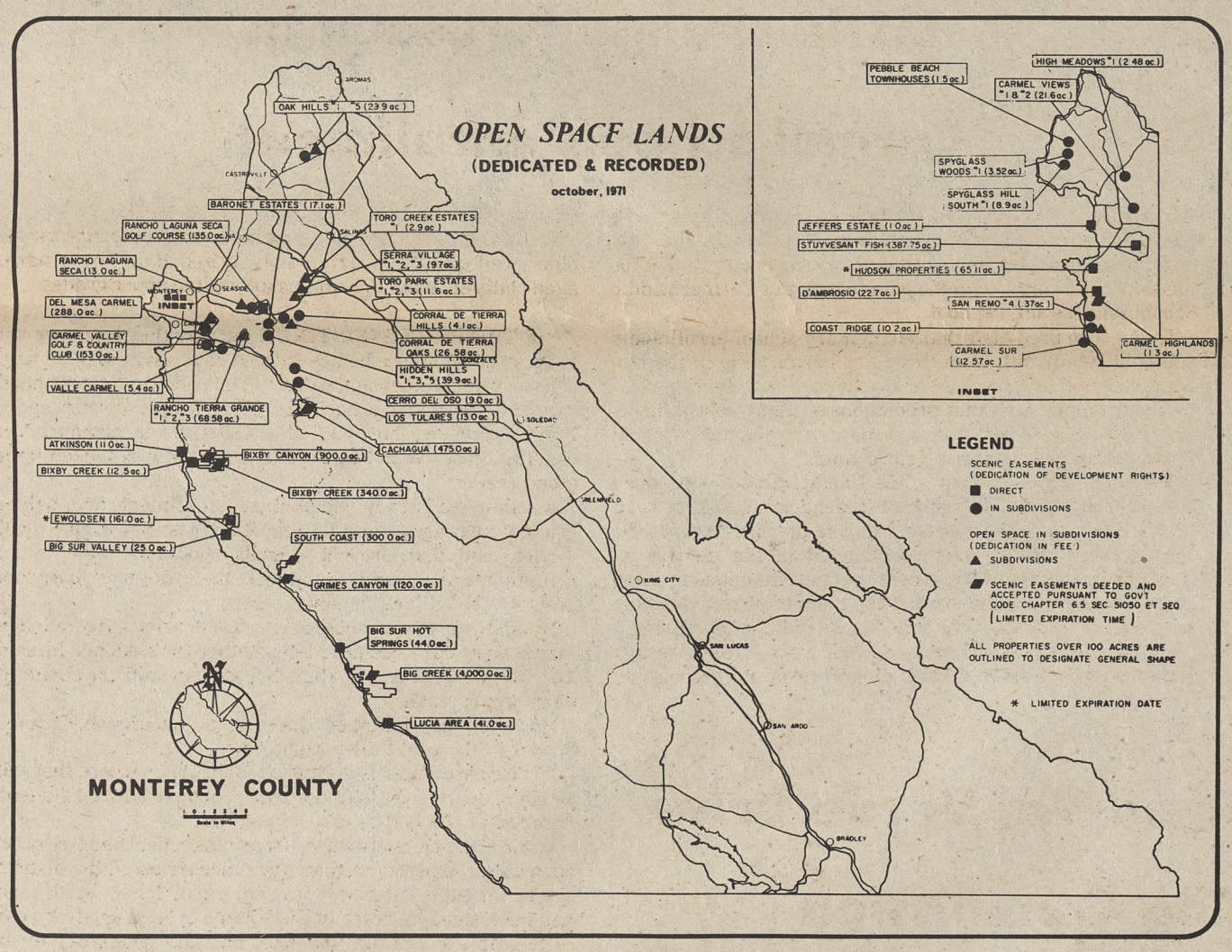
The costs of medical care have become beyond the ability of most people to pay. In fact, it has almost reached the catastrophic zone these days when hospitalization is required by one of the family.

The problem of high cost medical care does not affect those on welfare, nor those on medi-care, for they are taken care of under existing federal and state programs.

The people who are hurt the most are the middle-class, blue-collar workers, the steady workers like the majority of people in Monterey County who save and buy health insurance programs. Unfortunately, these people find when illness strikes their insurance covers only partial expenses. It should be pointed out that while 90 percent of the people in our State have health insurance, only 37 percent of the average person's medical costs are now covered under their respective health policies.

A Senator colleague is proposing a payroll deduction plan to finance a medical care program for everyone. It would still be considered private enterprise, however, as it would leave a free choice of doctors by a patient and freedom for doctors to choose their practice situation. Other social problems, such as social security, unemployment and disability insurance and welfare for the needy, have been worked out pretty well to the satisfaction of most. Health care, I can't help but feel will probably be the next program to be seriously considered.

Enuf for now ..... **BOB WOOD**


OPEN SPACE LANDS
(DEDICATED & RECORDED)
october, 1971
OAK HILLS "1, "5 (23.9 ac)
BARONET ESTATES (17 1 ac)
TORO CREEK ESTATES "1 (2.9 ac)
RANCHO LAGUNA SECA GOLF COURSE (135.0 ac)
SERRA VILLAGE "1, "2, "3 (97 ac)
RANCHO LAGUNA SECA (13.0 ac)
TORO PARK ESTATES "1, "2, "3 (11.6 ac)
DEL MESA CARMEL (288.0 ac)
CORRAL DE TIERRA HILLS (4.1 ac)
CARMEL VALLEY GOLF & COUNTRY CLUB (153.0 ac)
CORRAL DE TIERRA OAKS (26.58 ac)
HIDDEN HILLS "1, "3, "5 (39.9 ac)
VALLE CARMEL (5.4 ac)
CERRO DEL OSO (9.0 ac)
RANCHO TIERRA GRANDE "1, "2, "3 (68.58 ac)
LOS TULARES (13.0 ac)
ATKINSON (11.0 ac)
BIXBY CANYON (900.0 ac)
CACHAGUA (475.0 ac)
BIXBY CREEK (12.5 ac)
BIXBY CREEK (340.0 ac)
*EWOLDSEN (161.0 ac)
SOUTH COAST (300.0 ac)
BIG SUR VALLEY (25.0 ac)
GRIMES CANYON (120.0 ac)
BIG SUR HOT SPRINGS (44.0 ac)
BIG CREEK (4,000.0 ac)
LUCIA AREA (41.0 ac)
MONTEREY COUNTY
INSET
PEBBLE BEACH TOWNHOUSES (1.5 ac)
HIGH MEADOWS "1 (2.48 ac)
CARMEL VIEWS "1, "2 (21.6 ac)
SPYGLASS WOODS "1 (3.52 ac)
SPYGLASS HILL SOUTH "1 (8.9 ac)
JEFFERS ESTATE (1.0 ac)
STUYVESANT FISH (387.75 ac)
*HUDSON PROPERTIES (65.11 ac)
D'AMBROSIO (22.7 ac)
SAN REMO "4 (.37 ac)
COAST RIDGE (10.2 ac)
CARMEL SUR (12.57 ac)
CARMEL HIGHLANDS (1.3 ac)
INSET
LEGEND
SCENIC EASEMENTS (DEDICATION OF DEVELOPMENT RIGHTS)
DIRECT
IN SUBDIVISIONS
OPEN SPACE IN SUBDIVISIONS (DEDICATION IN FEE)
SUBDIVISIONS
SCENIC EASEMENTS DEEDED AND ACCEPTED PURSUANT TO GOVT CODE CHAPTER 6.5 SEC 51050 ET SEQ (LIMITED EXPIRATION TIME)
ALL PROPERTIES OVER 100 ACRES ARE OUTLINED TO DESIGNATE GENERAL SHAPE
* LIMITED EXPIRATION DATE
KING CITY
SAN LUCAS
SAN ARDO
BRADLEY

THE ORGANIC GARDENER

By LEE HALL

. . . in Carmel Valley

SMALL YARD COMPOST

It is realized that some people are not wholeheartedly sold on the organic method except in principle. This is especially evident if they live close and down wind from the organic enthusiast. Compost piles that have just been put together and moistened down may have an odor for a day or two if much fresh manure is in it. This odor (and fly problem) can be eliminated immediately by sprinkling slaked lime over the surface.

There is another method of making compost for the family that has no or little manure supply, gradual accumulation of organics, and sensitive down wind neighbors. During the wet season a hole can be dug about 3 feet deep and about 2 feet in diameter. The hole can be made to fit a fifty gallon drum or a large garbage can if either is available. The top foot of soil should be set aside for later use in making the compost.

Holes should be made in the bottom of the container to allow drainage of water because if water builds up in the container the decomposition will be anaerobic (without air) and special problems will be encountered. In another article we will tell how to make anaerobic compost, but this method is aerobic (with air). If dogs are likely to be a problem a lid will be needed for the container. If a garbage can is used, the lid that comes with it can be used if it fits snugly. The bottom can be cut out of the drum and used for a top if that is the available container. A bottom is not necessary, and in fact, if the container must be reused, it shouldn't have a bottom. This way, the container can be pulled up when it is full and a new compost hole begun while the original compost completes making.

As soon as the hole is completed and the container put in it, organics are collected for the compost. All table scraps, dog droppings, bones, lawn clippings, leaves, etc., go into the bottom of the container. One caution, lawn clippings should be added alternately with other organics because a great mass of fresh lawn clippings will exclude the air and the compost will be the same as underwater. If lawn clippings become slimy, with a bad odor, this is an indication that they should be dispersed more next time.

When the container is about ¼ full, moisture content should be checked. The organics should have about the same moisture content as a squeezed out sponge. After the moisture content is correct, a shovelfull of the saved top soil should be spread on top of the organics. There will be no odor so even the most finicky neighbor shouldn't object.

As more organics are collected, they are put in the container on top of those already composting. If especially odorous organics are available and might spoil before the next soil layer is added, a little slaked lime will stop the odor and also add to the nutrient value of the compost. Examples of odorous organics would be fish cleanings, chicken or rabbit entrails, chicken manure, etc.

As the container becomes half full, that layer is moistened, a shovelfull of top soil is put on top, and the process is repeated until the container is full. A great deal of organics can be put in before the container is full because as the lower layers compost, they shrink to about half their original volume.

As soon as the top layer of soil is put on the organics, a new collection can start. The new collection can be handled several ways. A new hole can be dug with a second container or with the old container if the bottom was cut out before installation; or a smaller hole can be dug and organics collected waiting completion of the first compost, a period of 6 weeks to 2 months depending on time of year. The collected organics will not start to decompose until they are moistened unless a great deal of wet organics (blood, urine, etc.) are included.

We mentioned metal containers to make the compost, but the same results can be obtained with wood containers as long as new redwood is not used. This latter wood has sap that will kill earthworms and soil bacteria. Old, weathered redwood is alright.

This method of making a compost is ideal for families with small yards and close neighbors. There is no compost heap that might not look too tidy. There is no above ground compost bin which is hard to camouflage. There is no odor or flies. Organics can be added as they accummulate even if it takes months for a full container. Very little ground space is used. The disadvantage is that is takes longer to make compost than with the 14 day method.

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Opals subject of Gem and Mineral Society meeting

The Carmel Valley Gem and Mineral Society will hold its regular monthly meeting tomorrow (Friday) at 7:30 p.m. in Carpenter's Hall in New Monterey.

The program subject is Opals. Club member William Maison will given an illustrated talk on his many trips to the opal mines in the central section of Australia.

Maison, who is a fourth generation resident of Salinas, is a member of the American Opal Society and a merchant dealer in opals only.

He will give answers to many questions such as: "How to buy Opals and what makes one piece more valuable than another?" and "What is the best way to work Opals?" and "How to protect Opal to preserve its fire?"

Visitors and guests are always welcome.

Dressage show

The Carmel Valley Dressage Society is sponsoring a schooling dressage show Sunday at the Pebble Beach Equestrian Center for the beginning dressage rider or horse. The judge will be noted dressage authority Hermann Friedlaender of Soquel, who will give each rider a critique as well as a score. Spectators are welcome.

For entry information, call 659-4001 or 659-4384.

Schedule of Carmel Valley hearings

Monterey Peninsula Area Plan -- The Monterey County Planning Commission will hold a special public study session on the preliminary new Monterey Peninsula Area Plan on Wednesday, Jan. 17, at 9 a.m. Abbreviated versions of the proposed plan are available in advance at the County Planning Department.

Odello development -- The Board of Supervisors will hold a public hearing on the proposed redevelopment plan for the Odello Ranch on Jan. 23.

Davis and Wolter named to Advisory Committees

County Planning Commission chairman Edward P. Marcucci made two appointments to Carmel Valley advisory committees yesterday.

Almira Davis was named to the Upper Valley Advisory Committee, to replace Corenne Smith, who has moved to Aptos. And Luis Wolter was re-appointed to a three-year term on the Lower Valley Advisory Committee.

Wolter's appointment was recommended by the lower Valley group. Planning commissioner Leon Stutzman questioned the nomination on the basis that Wolter had allowed an illegal campground to exist on the rear of his property last year and has also been criticized in the past for using old tires to protect the riverbank behind his fields.

However, Marcucci said he felt the Lower Valley Advisory Committee's recommendation should be honored, and turned aside a suggestion that the appointment be delayed until other persons could be considered.

In the case of the Upper Valley Advisory Committee, the situation was somewhat different. In a letter read by Zoning Administrator Robert Slimmon, the advisory group asked that Mel Blevens, an architect living in Robles del Rio, be named to fill the vacancy.

Marcucci dismissed the recommendation on the basis that the advisory committee's statement had been drawn up at the last minute, although the vacancy had existed for more than two months.

He told the commission that he had discussed Cdr. Davis' appointment with Bill Brown, president of the Carmel Valley Property Owners' Association, and had been told that all but one CVPOA director concurred in the appointment.

Cdr. Davis is a director of the CVPOA, and also serves on the Village study advisory committee headed by Brown.

Brown acknowledged this was true, but also pointed out that the CVPOA directors voted Tuesday not to recommend any candidate when they were informed that the Upper Valley Advisory Committee had already recommended Blevens.

Marcucci then made the appointment of Cdr. Davis.

Access problem may plague proposed new subdivision above Rancho Tierra Grande

THE MONTEREY COUNTY Planning Commission yesterday received a preliminary subdivision map for Rancho Tierra Grande No. 4, which proposes 45 homes on 88 acres. Each homesite would be one acre or larger.

The property extends north from the presently subdivided area of Rancho Tierra Grande to the edge of Hidden Hills. It is owned by Clayton B. Neill Jr. of Carmel Valley and his brother, Gilbert Neill.

Acceptance of a preliminary subdivision map is a routine first step of the planning procedure. Judging from comments made to the commission yesterday, there is a long steep road ahead before the subdivision is approved.

The road already exists--Tierra Grande Drive. And it was the topic of discussion before the commission yesterday.

According to the subdivision map, Neill plans to extend the present Tierra Grande Drive until it connects with Saddle Road in Hidden Hills. If this connection is made, there would be access to the new homes either from Carmel Valley Road or from Highway 68, through Hidden Hills.

County Planning Director Ed DeMars said that this could raise some questions because Hidden Hills has a private road system which is not engineered to county road standards.

Road Commissioner Bruce McClain pointed out that present county standards call for two access roads to serve any development with more than 200 lots. This was not a requirement when the first three sections of Rancho Tierra Grande were laid out, he said, with the result that the present steep, winding road is already serving more lots than it should.

"The gut decision is if the commission wants to consider a private road as primary access," McClain said, referring to a connection to Hidden Hills.

FRANK MOODY, president of the Rancho Tierra Grande Property Owners Association, told the commission that the proposed new subdivision "has raised a lot of questions in Tierra Grande."

Moody said that residents in the area are already "aware of our traffic problem" even though fewer than half of the 216 building sites in the first three units have homes on them.

"If the road connects to Hidden Hills, we envision further traffic coming from there," he said.

A similar concern was voiced by Richard Krueger, who lives on Tierra Grande Drive.

Krueger warned that a connection through Hidden Hills could open a second access route from the Valley to Highway 68 that might be more convenient for many motorists to use than the Laureles Grade.

In later comments, McClain said that the present upper reaches of Tierra Grande Drive have been built to tertiary, or limited residential standards, and that the road "was not meant to accept through traffic."

However, commissioner Leon Stutzman pointed out that the Canada de la Segunda freeway connecting Carmel Valley to Highway 68 is scheduled for completion within five years.

"Perhaps they (Rancho Tierra Grande residents) are anticipating problems which will be solved in other ways," Stutzman concluded.

'Moliere Gala' to benefit children's theatre

In the times of Louis XIV of France, life at court was a continuous party, one entertainment after another. On Wednesday night, Jan. 17, at 8 p.m. the La Playa Hotel will be the scene of a simultaneous entertainment when a "Moliere Gala" will be held for the benefit of Children's Experimental Theatre.

Those interested in becoming Friends of the Children's Theatre may call for further information at 624-1531.

WEATHER

	High	Low
Jan. 4	51	32
Jan. 5	55	28
Jan. 6	55	28
Jan. 7	56	27
Jan. 8	60	39
Jan. 9	55	44
Jan. 10	57	45

RAINFALL

Jan. 4 -- .12 in.
Jan. 8 -- .30 in.
Jan. 9 -- 1.50 in.
Jan. 10 -- .25 in.

This season to date -- 12.50 in.
Last season to date -- 6.44 in.

Little change foreseen in Carmel schools enrollment

SUPERINTENDENT OF SCHOOLS Harris Taylor told members of the Carmel school board last night that the district will probably have a slight increase in enrollment for the next three years, with the gains coming at Carmel Middle School and the high school.

Taylor also predicted that elementary school enrollments will hold steady, although there has been a drop in the kindergarten and first grade levels in the past two years.

Taylor emphasized that predictions on future enrollments are risky at best, and that one major development "could throw out projections in a year's time."

The price of new homes in the Carmel area has an even greater bearing on the number of students in schools, he said.

"For example," he reported, "during the past 10 years the number of dwelling units constructed in the district increased by more than 100 percent; yet enrollments increased by 24 percent. It is believed that the number of new dwelling units necessary to gain one school-aged child is increasing."

Taylor said that until recently, the cost of the average home in the Carmel school district was approximately $55,000. Now, he said, it is approaching $60,000.

In this price range, he explained, most purchasers are older, well-established professionally and, if they have school aged children at all, they are usually in the upper grades.

"IF THE PRICES CONTINUE the way they have, we will have more and more homes with no children at all," he said.

Even when the housing pattern is known, Taylor continued, "we have funny things happen to us...A couple of years ago at River School we had half of a third grade disappear on us...They just weren't there. But the slack was picked up in other grades."

Assuming a steady elementary enrollment and only a gradual increase at Middle School and Carmel High School, Taylor said that present schools should be able to accommodate all students for at least the next three years, and possibly for as long as seven years.

By shifting school boundaries, the district's five elementary schools can accommodate another 200 students, he said. The Middle School and High School can take in about 100 more pupils each.

However, he continued, there is a squeeze on Carmelo School in the mid-Valley right now.

"Their enrollment is getting up to the place where they will be out of space soon," Taylor said. Carmelo had 230 students enrolled at the end of last September.

While Carmelo is crowded, Tularcitos school has five or six open classrooms, more than any other school in the district. Yet at the time Tularcitos was enlarged, Taylor said, there had been steady growth in the Village area year after year.

He said the district will look into the possibility of expanding the Tularcitos area farther west and the River school boundary farther east, in an effort to take some of the pressure off Carmelo.

THIS ISN'T as easy as it sounds, he said, because there are relatively few students living between the present boundary line at Rancho Fiesta Road and Carmelo School.

If there is no logical way to alter the boundaries, Taylor said, "then we must begin to look at adding on to that school (Carmelo)."

In such a case, he said, he would favor bringing Carmelo up to full size to accommodate 400 students and to build a multi-purpose room.

"Otherwise construction costs will eat you alive in the future."

He suggested that the district might consider placing portable classrooms at Carmelo, allowing for the possibility of moving them to another school in the future if the growth pattern shifts to another area of the district.

He noted that if portable classrooms had been used at Tularcitos several years ago, they would now be available for use at Carmelo.

Taylor gave the board a chart showing growth in the district in the past 10 years. Total enrollment has risen from 2514 in 1962 to 3135 in 1972.

The greatest shift in age grouping is shown at the kindergarten and first grade levels. In 1962, kindergartners comprised 8.35 percent of the total enrollment, while in 1972 they represented only 5.55 percent. The first grade in 1962 was 7.52 percent of the total enrollment, compared to 5.51 percent for the current school year.

For the same 10-year span, there has been an increase averaging to a full percentage point or more for grades 7 through 12.

45-unit development on Val Verde Drive killed by Planning Commission

"In view of the problems my clients have had on this property, we feel this is a reasonable request," Walker said.

APPEARING IN OPPOSITION to the extension was Bill Brown, president of the Carmel Valley Property Owners Association. Brown said that the CVPOA stood firm in its opposition to the subdivision and felt that the developer had been given adequate time to meet the conditions of the use permit.

"I don't believe it would be a wise move to extend this," commissioner Charles Kramer commented when the public discussion ended.

Kramer, who was not on the commission when the property was rezoned from one unit to six units per acre in early 1971, noted that the proposed Monterey Peninsula Area Plan recommends four units an acre along Val Verde.

"I think the planning commission should take a new look at this," Kramer said. "The situation now and what it was 18 months ago (when the tentative map was approved) are considerably different."

Commissioner Leon Stutzman agreed with Kramer.

"A number of things have changed at the mouth of the Valley in the last year or two," Stutzman observed. "In view of other reductions (in density) at the mouth of the Valley, it would be good for this commission to take another look at Mr. Gamboa's property."

Thomas Gamboa of Arbor Development Company submitted the original development plans for Casas de Carmel. However, his option to purchase the Baker-Fouratt property expired last fall, and he is now committed to the major Riverwood development opposite the southern end of Val Verde Drive, adjacent to the Carmel River.

The motion for denial of a time extension was made by Kramer and seconded by Stutzman. It carried 6 to 0.

If Baker and Fouratt do not appeal to the supervisors, they will be required to start through the planning procedures from the beginning, by first filing a preliminary subdivision map, for this or any other type of development. Their property will retain its six-unit-per-acre zoning, in contrast to the remainder of Val Verde Drive, which is zoned for one unit an acre.

CASAS DE CARMEL, the proposed 45-unit condominium development which put Val Verde Drive on the map, may have quietly expired yesterday.

In a unanimous vote, the Monterey County Planning Commission refused to extend the time period for the subdivision's tentative map beyond its Jan. 14 deadline.

Unless this decision is appealed to the Board of Supervisors, and then reversed, the plan which plunged lower Carmel Valley into bitter controversy two years ago will be legally dead.

Attorney George Walker asked for a two-year extension of the tentative subdivision map on behalf of Enos Fouratt and Herbert Baker, owners of the 7 1/2 acre parcel at the southeast corner of Val Verde Drive and Carmel Valley Road.

Walker said the additional time was necessary because his clients had not been able to meet a condition of the use permit requiring an access road to the property in addition to Carmel Valley Road.

xxx

Cadet Ted Mack Sherman, son of Mr. and Mrs. Don H. Sherman of the Valley was home for Christmas Furlough from Kemper Military School and College, Boonville, Missouri. He returned last week for the beginning of the second semester.

UNDER THE OAKS & AMONG THE CACTI

By Mildred Hattan

AS THE OLD YEAR ENDS and a new one begins, won't you accompany the Phantom Oak Moth on a flight down memory lane and see if you remember when...

Our Lady of Mount Carmel sponsored a comedy "Three Men on a Horse" -- a production which ran two weekends in the barn behind Los Laureles Lodge featuring such troupers as Dr. Ed Marcucci, Ruth McElroy, Ann Fry, Paul Chapple, and Louis Cutelli...Virginia and Bob Stanton toured Italy, Austria and southern France for three months while their children, Shannah, Susanna and Michael visited Germany, British Isles, Switzerland and France. The Valley family was reunited at Kipzhui and attended the Salzburg Festival...the late Beauford Clark trained his handsome Arabian stallion, "Rabashi" to dance the Spanish walk and the mambo for a Horsemen's Roundup at the Holman Guest Ranch arena...the George Pullmans purchased nine Welsh ponies at the Silver Star Pony Ranch in Oregon--a matched pair ridden by Suzanne and Ray Pullman with the 4-H group at that Roundup parade...Larry Wise, a Planning Commission consultant estimated in 1955 that a daily automobile count for Carmel Valley Village for 1975 would total 11,000...the Outlook's photographer--a man of many talents--"trod the boards" during a Circle Theater production of "Arsenic and Old Lace" when George T.C. Smith appeared as the corpse . . . the Carmel Valley Market installed a barber chair on their first anniversary as a convenience for shoppers who had forgotten their grocery lists to sit and contemplate in comfort ...

Dick Lawitzke, principal of Carmelo in 1957 pitched in to help wash dishes at the gala opening of Rocky Point by Jean and Jack Currier and Al Morez...a chatty column--"Carmelo Chatter"--was written for the Carmel Valley News by Bruna Odello...Sherry (Thomas) Woodson presented two original drawings (hers) to Pat and Pauline Herman who hung the eight year old artist's gifts at the Farm Center. A deed which brought an embarrassed ten year old brother Ned, to the store to request, "Do me a favor, will you? Take my sister's paintings down!"...letters pro and con ran 9 out of 10 for "Dennis" in the Peninsula controversy leveled at then Valley-ite Hank Ketcham whose cartoon character "Dennis the Menace" had become so popular after four years that some feared "his mischief might serve as a bad example to youngsters."...a palmist named "Gloria" foretold past, present and futures for patrons at the Los Laureles Lodge in 1957...

"The Over and Back Club" had membership limited to children who could swim two widths of the pool without touching; while membership in the "Deep Water Fish Society" came only for those who could tread water easily, jump into deep water, and swim two widths of the pool. Swimmers were from Carmel Valley's "First Swim Campaign" sponsored by the Tularcitos Parents Club and the Carmel Red Cross. Instructors for the classes held at a pool owned by Ruth Holme were Phyllis Crockett and Mary Jane Wolter. Transportation was provided in that pre-Community Swimming Pool era by the mothers...a potato masher was the "equalizer" used by petite Cookie Meadows to settle rare disputes which arose at The Bucket--a tiny drinkery of yesteryear located on east Carmel Valley Road..."Aaron Slick from Punkin Creek" was a never-to-be-forgotten 1953 production put on by Valley thespians who called themselves the Carmel Valley Players and performed at the Holman Guest Ranch Theater. Among the cast members were Florence Naslund, Ruth Pierce, Jim Ashley, Barbara Bass, Mel Eichelberger, Alston Chase and Barbara Glover. A musical review followed the play featuring the Gaymans Dick, Merrill, Shirley and Ray Danielson, and Pamela Chase...

Cartoonist Virgil Partch while a Robles del Rio resident stating, "Now that I exercise regularly and have purchased a rubber tapemeasure, I wear size 32 shorts."...in 1953 there were 11 underground bomb shelters in Carmel Valley...Los Laureles Lodge greeted the New Year with a Mad Hatters Party...hardy souls began in 1943 making a New Year's Day voyage from Rosie's Cracker Barrell to the River Ranch...the late Joe Hitchcock, Valley pioneer wrote in 1956, "To me the Carmel Valley is a relief map of life. It begins where the sun does and like life it extends to the west where the sun sets in the vast ocean. It has many turns, zig-zags and detours. On each side of our valley are the hills representing the many challenges which defy man's efforts to conquer them. You cannot take anything of beauty from our Valley, but you can contribute much to make it more beautiful for all of us. We should each consider ourselves a committee of one to keep our way of life as God meant it to be. We are fortunate to have a community of people who hold our Valley in reverence and respect the efforts of the first people who had the foresight to settle here and make it what we are privileged to enjoy today. My own resolution for the coming year is to be of service to my friends and neighbors and to practice the Golden Rule."...Joe Hitchcock would have been 92 on Jan. 9...

xxx

A SPEEDY RECOVERY to Valley-ites who have been hospitalized and are recuperating: Mrs. Harold Harper who was transferred to Beverly Manor Convalescent Hospital following surgery at Community; Mrs. William (Kathleen) Wood, Mrs. William Farley; and Fred Coggeshall.

xxx

THE GIRL SCOUTS of Troop 2012 asked Oaks 'n Cacti to relay their sincere 'thank you's" to the Valley residents who purchased Girl Scout calendars and helped to make their project such a success. A new member, Linda Pylate welcomed to the troop last week is working with fellow members to rehearse a song and dance and prepare an exhibit for the district event "World Friendship" scheduled in mid-March at the Monterey Fairgrounds. Scouts will be participating from King City to Santa Cruz in this salute to countries where Girl Scouts or Girl Guides are active. Each Troop has chosen a country to represent for the event--according to Valley leader Donna Conne who announced Japan as the Valley selection.

xxx

IN A SETTING of candlelight and the glow from the fireplace Mr. and Mrs. Michael J. Downey welcomed fellow staff members of the Jamesburg Communication Station and their guest to their home on Terrace Way. Among those enjoying cocktails and hors d'oeuvres with the Downeys at the end of 1972 were Mr. and Mrs. John Scroggs, Mr. and Mrs. Chuck Anderson, Mr. and Mrs. Larry Cisneros, Mr. and Mrs. Roy Sheiter, Mr. and Mrs. Mel Stauffer, Mr. and Mrs. George Ford, Mr. and Mrs. Bob Dorsey, Mr. and Mrs. Warren Neu, Mr. and Mrs. Don Tucker, Mr. and Mrs. Earl Jones, Mr. and Mrs. Don Curtis, Mr. and Mrs. Bill Hartkey, Mr. and Mrs. Jim Green and Joe Speak. The Downeys also hosted an informal "welcome home" gathering last week for Pam and Jim Clark, former Cachagua residents who have returned to the Valley, survivors of the Managua, Nicaragua earthquake. Adding their welcome were the Stan Nubins, the Mel Stauffers, the Roy Sheiters and the Al Eleshios.

xxx

"Music-MAKERS" was the Cub Scout theme for the month of December so members of Valley Pack 127 are now aware of their importance in the television media following a field trip to Salinas where they toured KMST-TV. Accompanying the boys were Mrs. Jack Shephard, Mrs. Edgar Colvin and Cubmaster Dave Redman.

"An old oak leaf cluster" to Mrs. Kay Appleton, new Den Mother for Den 1. Mrs. Appleton replaces Ally Czomba who with her husband, Bob and sons moved before the holidays from Via Contenta to Toro Park.

xxx

CONGRATULATIONS to Dr. and Mrs. Robert Polovy of Country Club Drive who welcomed their first child on Dec. 6 at Community Hospital. Leah Sunshine is the name selected for the 6 lb. 3 oz. infant. Adding their welcome to the baby girl are paternal grandparents Mr. and Mrs. Stanley Polovy of Florida.

xxx

A CRIMINAL LAW seminar held in San Francisco last week-end was chairmanned by a La Rancheria resident, Floyd Silliman, who also served as moderator of a panel discussion, "Comments from Counsel in Celebrated Cases." Among the panel members was Richard M. Silver of Esquiline Road. Held at the Sheraton Palace Hotel, the seminar is one of a series of educational programs conducted for attorneys by the 4,000 member California Trial Lawyers Association.

xxx

CHAMPIONSHIPS for the new year are established during competition in Mah Jongg and Tripoli -- a tradition shared for many years by the four families who annually welcome the New Year together at the Adobe Oaks with Carrie and Frank Papineau, Anne Marie and David who was home from classes at San Jose State. Arriving from El Cerrito were Rose and Carrington Cook; from Berkeley, Lillian and Walter Carlson, and from Pinole, Carolyn and Walter Hamilton with their children, David and Cori.

xxx

THE "PHANTOM OAK MOTH" followed the retired foot prints (Whew, that's retirement?) of Sam Corona last week right to the luncheon of select gentlemen of the Valley who are organized under the title "Los Pobres". In the midst of the bantering welcome, Sam also received a new nick name -- referring to Pat Griffith's tribute "Sam Corona, Carmel Valley's Personable Butcher Retires" in last week's **Outlook**, he is now known as "Centerfold Corona"!

xxx

URGENT: LITTLE LEAGUE MEETING

A meeting of the Carmel Valley Little League has been rescheduled for Tuesday, Jan. 16, 8:30 p.m. in the Tularcitos multipurpose room. With the start of a new season only two months away, an election of new officers **MUST** be held in

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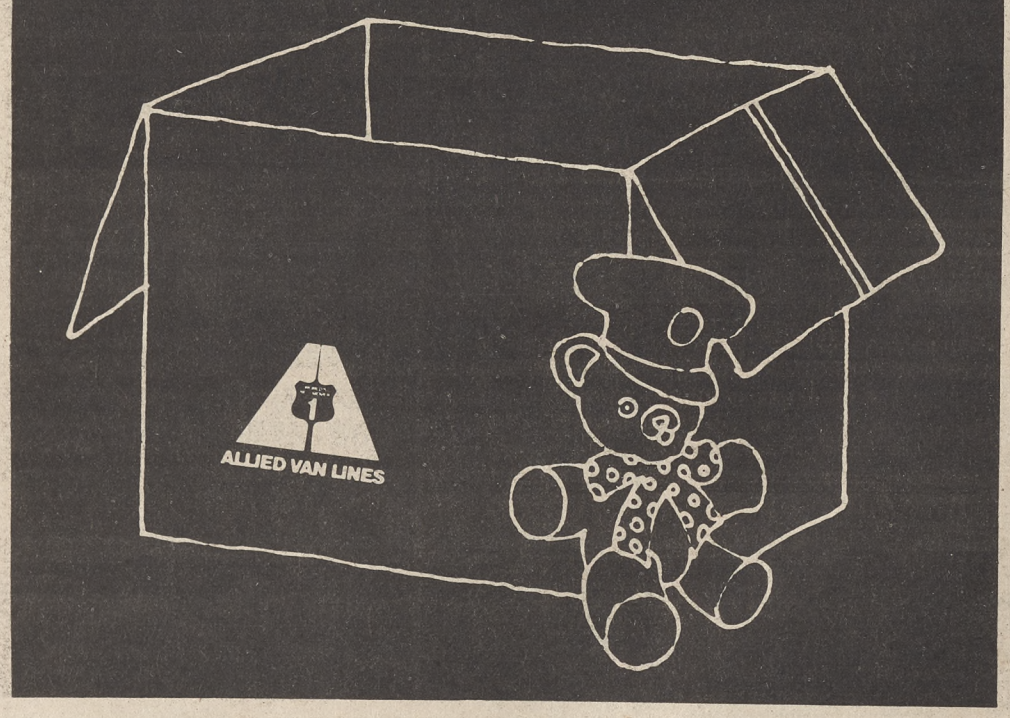

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Design for new Cummings building in Village approved

LARRY CUMMINGS made two trips to Salinas this week to get design approval for a one-story take-out restaurant and office building he plans to build on Delfino Place, across the alley from the Plaza Linda restaurant.

The second trip paid off.

The first trip was Tuesday morning, when he appealed the planning commission's denial of design approval to the Board of Supervisors.

To bolster his contention that his new building would fit in architecturally with nearby structures on Delfino Place, Cummings displayed an artist's drawing showing his present two-story office building and the proposed new structure adjacent to it.

He told the supervisors the new building would have a redwood front and a flat roof, to allow for a second floor sometime in the future. The front portion of the roof was raised and covered with shakes.

Zoning Administrator Robert Slimmon told the supervisors it was "highly unusual for you to be considering the design of a building." He said the planning commission had denied design approval because it considered the sketches submitted by Cummings "amateurish." The color drawing had not been prepared at the time the commission turned down the design in November.

When the board discussed the design, new Supervisor Roger Poyner said that he didn't think the supervisors should be involved in designing buildings.

"AS A MATTER OF PRECEDENT, I think we should discourage applicants from getting us involved in the nitty gritty of design," he commented.

Supervisor Warren Church said he felt that Cummings should have submitted the drawing to the planning commission, and supervisors Branson and Tavernetti agreed.

"I think it isn't fair to the lower bodies not to put your best foot forward," admonished County Counsel William Stoffers.

Branson moved for denial of Cummings' appeal, with the added request that it be referred back to the planning commission as quickly as possible. The motion carried 4 to 1, with Supervisor Arthur Atteridge of Salinas dissenting.

Cummings filled out a new application for design approval immediately, and the planning commission considered it, along with the colored drawing, as a non-scheduled matter yesterday afternoon.

The design was quickly approved, with only the minor recommendation that all windows in the front of the building be of the same glass design.

It was unhappiness with the new Cummings' building that prompted the Upper Valley Advisory Committee to ask the planning commission to change the design control ordinance to include such things as landscaping, parking and relationship to other buildings as well as the architectural appearance of the building itself.

The commission took the request under submission yesterday and referred it to the planning department's staff for study and recommendation.

MORE OAKS & CACTI

order to renew the League's charter. All parents of children who have been involved or will be playing this season are urged to attend.

xxx

CV GIRLS INVITED TO SIGNUP FOR TRACK TEAM

A special invitation was issued this week to Carmel Valley girls to become members of a "girls only" Monterey Peninsula Track Club from Coach Jim Hiserman. Formerly an athlete at Monterey and Junipero Memorial High, Hiserman is aware of how few feminine oriented activities there are in the area. He began working with girls interested in Track last year on a limited basis and has now secured Pacific Association of the AAU sanctioning for a girls' track team.

Sign-ups will be held Saturday beginning at 10:00 at the MPC Track and each Saturday there-after. Open to all ages, competition begins with age group 9 and under, 10-11, 12-13, 14-16, 16-18 and 18-and-over.

Membership will give the girls an opportunity to qualify for the state and national track championships to be held at UC-Irvine in June.

Hiserman is recruiting interested adults to assist with his project as well as members. For further information you are invited to phone 375-2719.

xxx

News from the churches of Carmel Valley

FIRST BAPTIST CHURCH
CARMEL
Roy McBeth - Pastor

Sermon Titles for Sunday, January 14:

11:00 a.m. "Turned On To Family Life"

6:00 p.m. "Your Marriage, Great, Good or Grim?"

"The Christian Family In Our Time" is the study and worship theme at First Baptist, Carmel during the early part of 1973. Sunday School lessons are developed around group discussion of family life. At the morning service Pastor McBeth continues the subject for the day in sermon form, and the six o'clock evening service features a film, or panel and small group discussions on the issues of husband-wife, and child parent relations. Everyone living in the Valley is invited to attend.

Public Notice

FICTITIOUS BUSINESS NAME STATEMENT
FILE NO. F5123-18

The following person is doing business as: Tod Cox - Real Estate at Valley Center Bldg. Carmel Valley, Ca. 93924

Thomas Benton Cox
P O Box P
Carmel Valley, Ca. 93924

This business is conducted by Thomas B. Cox (sole owner) an individual.

Signed **THOMAS B. COX**

This statement was filed with the County Clerk of Monterey County on Jan. 10, 1973

CERTIFICATION

I hereby certify that the foregoing is a correct copy of the original on file in my office.

ERNEST A. MAGGINI, County Clerk
By Jean Huckaby, Deputy
(seal) Expires Dec. 31, 1978

Dates of Publication: Jan. 11, 18, 25, Feb. 1, 1973

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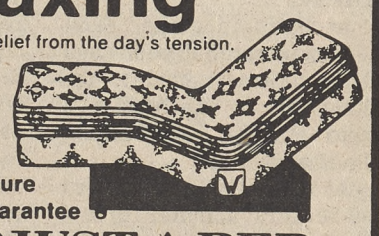
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Padre hoopsters drop two league tilts

Carmel High School's basketball team started the Mission Trail Athletic League season off on the wrong foot when it lost the first game of the season last Friday (at King City) to King City High by a narrow margin and a score of 59-52. An even closer game saw the Padres outshot by the Gonzales High School Spartans for a final score of 55-51 in a Saturday game at Carmel.

In Friday's game, Scott Anthony scored 18 points and Mike Salinas added 15 for King City as the Mustangs held off the late-charging Padres to win.

At the half, King City led 33-20 and Carmel didn't begin to move until the second half. Jerry Argust had 19 points to lead Carmel and Mike Ford added another 10 for the Padres.

(Also on Friday, Carmel lost the freshman game 27-25, but won the junior varsity contest 55-37.)

Quarter scores for both teams in Friday's game were: King City: 16, 17, 9, 17 for 59 and Carmel: 12, 8, 12, 20 for 52.

Saturday, Gonzales rose to a 14-point lead after nearly three and one-half quarters and then coasted to its victory over Carmel.

The Carmel loss gave the Padres a 0-2 Mission Trail Athletic League record and an overall 7-7 record. Gonzales is 1-1 in the league.

Mike Soto of Gonzales dominated the floor near the offensive hoop during all but the first quarter of the game. He scored many times on short jump shots and hook shots over taller Carmel players.

Spartan Bob Land riddled the Padre 2-3 zone defense on his baseline corner shot. Soto and Land led Gonzales with 17 and 14 points, respectively.

Tony Lucido was high for Carmel with 16. The Padres took an early first quarter lead on the scoring of Robert Towns and Casey Pollard.

In the second quarter, there was a reversal as the Padres could not find the bucket. Carmel turnovers, generally on bad passes, allowed the Spartans to establish a fastbreak offense with Land and Fred Quiteves hitting from the floor. Gonzales led 30-18 at intermission.

Carmel's Mike Ford and Gonzales' Soto exchanged baskets in the standoff third period, but Gonzales led 41-29 at the end of the third.

During the fourth quarter, Lucido scored three straight, but the Padres still trailed 49-41 with barely over five minutes remaining. Then the Padres used a full court press to trim the lead to 52-49 with a minute and a half left. The Spartans, however, put the game out of reach as they made three free throws.

The same day, Carmel's junior varsity team won 56-37, but the Padre freshmen fell 30-28.

Quarter scoring in the varsity game was:

Gonzales: 16, 14, 11, 14 for 55
Carmel: 13, 5, 11, 22 for 51

A knotty problem in Carmel Knolls

Supervisors turn down extra lot, allow matter to be re-opened

A PROPOSAL to change two Carmel Knolls subdivision lots into three one-acre homesites was unanimously turned down by the Board of Supervisors before noon on Tuesday, and then reset for further consideration at the request of the developer in the afternoon.

Over the strong opposition of Supervisor Warren Church, the supervisors voted 4 to 1 to reopen a public hearing on the lot change next Tuesday at 10:30 a.m.

The matter came to the board on an appeal by George C. Bestor and Associates, a Monterey civil engineering firm, on behalf of Ike Lanning. The appeal was from a decision of the minor subdivision committee of the County Planning Commission, which had denied a request to revise the subdivision map to allow three homesites on two lots totaling approximately 3½ acres.

Carl Hooper of George Bestor and Associates argued that the change would not violate zoning within the subdivision, and that forcing the property to remain in two large lots would be "de facto . . . hillside conservation zoning in terms of slope density."

Hooper said that in the years since the subdivision's lots were drawn in 1957, "we hold that there has been a significant change in the economics and acceptance of homes on steep hillsides."

A SIMILAR view was expressed by Stanley Cummings of Monterey Peninsula Associates, developers of Carmel Knolls, who noted that MPA is presently developing 24 homesites on a 10-acre parcel immediately south of the property in question.

Zoning Administrator Robert Slimmon told the board that the planning department's position was that the lots in Carmel Knolls were approved as a "package deal." Higher density was allowed to create smaller lot sizes on another parcel closer to Carmel Valley Road on the basis "that these two lots were the size they are."

Added Slimmon: "Had the subdivision committee approved this minor subdivision, we would still be here today because probably either Ed (DeMars, County Planning Director) or I would have appealed it to the board."

In moving to deny the appeal, Supervisor Willard Branson said he sympathized with the developer because "these lot sizes are much greater than others in the grouping . . . (but) in going through the file, it is obvious this was a package-type approval."

Branson added that if the developer wanted to "take another look at 24 units on 10 acres, there might be another approach to this, too."

Church seconded the motion to deny the appeal, and the vote was unanimous.

HOWEVER, after a lunch recess, George C. Bestor asked for permission to reopen discussion on the basis that he had been present for discussions on the original Carmel Knolls subdivision in 1957 and Hooper had not. He asked for permission to give his version of the understanding made on lot sizes.

Supervisor Church sharply re-opposed reconsideration of the matter on the grounds it would establish a precedent for reopening any public hearing anytime someone wanted to present "new evidence" after an adverse ruling by the board.

After a 15-minute debate, a motion by Branson to reopen the hearing next Tuesday was approved 4 to 1.

Branson said afterwards he moved to reopen the hearing as "an exercise in democracy" to make certain that everyone involved had an opportunity to be heard.

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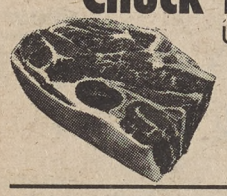

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WHITHER CARM

Many grey areas remain in proposed Area Plan which wil

By PAT GRIFFITH

THE MONTEREY COUNTY Planning Commission will hold a special meeting at 9 a.m. next Wednesday, Jan. 17, to discuss the proposed new Monterey Peninsula Area Plan.

The controversial plan, prepared by Hahn, Wise and Associates, was presented to the Area Planning Commission last September. After a series of public meetings, a revised report was submitted in October and then published in an abbreviated form and distributed to libraries and interested individuals and groups upon request.

The county planning commission will review the proposal in its role as one of the "local jurisdictions" represented on the Area Planning Commission. The county planners have no final authority for the plan, but their comments and recommendations will be submitted to the Area Planning Commission along with similar reports from the cities of Del Rey Oaks, Monterey, Pacific Grove, Carmel, Seaside and Sand City.

Two members of the county planning commission, chairman Edward P. Marcucci of Carmel Valley and Leon Stutzman of Monterey, are also members of the Area Planning Commission. In their dual capacity they have prepared a report on the proposed area plan which will be presented to the county planning commission next Wednesday.

THE PROPOSED NEW AREA PLAN envisions an increase of population on the Monterey Peninsula from 115,000 to approximately 144,000 in the next 20 years.

"This Plan recognizes the problems that increased pressures for development can bring," the foreward states. "The Plan is frankly hopeful, even enthusiastic, for the community here has powers and wealth and methods, as yet untried and untapped. While hopeful, the Plan offers no room for complacency. Nothing but sheer luck has left us anything worth saving. The record of local public action in conservation is not impressive. Precious sites which should have been secured years ago have been lost forever. Now our luck is running out. Almost all the natural beauty we see here is private land, waiting to be developed. Only tiny fragments are secure--these, the gifts of a very few individuals.

"Furthermore, when we talk about preserving natural beauty, we must face the fact that this means open space--undeveloped and in perpetuity. It means large areas left in their natural state, strategically located, relating, connecting, sufficient to command the scene. A few scattered parks, thin slices of isolated greenbelts are not 'conservation.' They are but forlorn testimonials to uneven compromise, not magnificent memorials to the human need and yearning for beauty."

THE PLAN LISTS several points of "community value" which should be given special consideration. Among these, of course, are the "rugged shoreline," "beaches," "Significant hillsides and forest areas," and "river valleys."

Which will bring the discussion next Wednesday, rather quickly, to Carmel Valley.

Debate (assuming that there is, indeed, participation from the audience) can be expected to center on two main points:

1. Whether or not the map accompanying the preliminary area plan does or does not agree with the present Carmel Valley Master Plan, and should it.

2. The proposal to limit density in areas marked Rural Planned Community (RPC on the map) to one unit per acre below 30 percent grade on slopes, and one unit per $2\frac{1}{2}$ acres for slopes of more than 30 percent. This provision goes on to specify that hillside density could be increased up to a maximum of one unit per acre on steeper slopes if a developer abided by a "Planned Community" concept. The guidelines for a "planned community" on a steep hillside are not spelled out.

On the first point, the map accompanying the preliminary area plan shows most of the Valley floor marked for Rural Planned Community or Rural Estates development. Both designations mean a maximum density of one home per acre. This conforms with the Valley Master Plan.

However, in the area of Scarlett Road, the map is dotted for "suburban" development of one to four units an acre. On the Carmel Valley Master Plan and on the county zoning map for this area, the property is marked for one acre development.

ANOTHER AREA of the map open to possible question is between Laureles Grade and the Village at what appears to be Country Club Drive. The map shows land north of Carmel Valley Road slated for urban development at four to eight units an acre.

According to the county's zoning map, this section is marked for one-acre development.

A third area open to question is Val Verde Drive at the mouth of the Valley, long a controversial topic regarding density and zoning. With the exception of a $7\frac{1}{2}$ acre parcel at Val Verde Drive and Carmel Valley Road, which was rezoned to a density of six units an acre two years ago, Val Verde remains KGJB4, or one acre residential use.

Although there has been gradual, if reluctant, recognition that the one acre density limitation is unreasonable in an area contiguous to a major shopping center, there has been disagreement on what should be the maximum density in the future.

The Lower Valley Advisory Committee originally recommended a maximum density of four units an acre on the west side of Val Verde Drive and two units an acre on the east. Both the city of Carmel and the Carmel Valley Property Owners Association have recommended that the area be held to four units an acre.

However, when the Riverwood development plans were approved at six units an acre, several members of the county planning commission and some members of the board of supervisors indicated that they thought this would be a reasonable density to establish for the entire Val Verde area.

The area plan map shows Val Verde as urban residential, permitting four to eight units an acre.

THE PROVISIONS RELATING to hillside development have already drawn criticism for opposite reasons from the League of Women Voters of the Monterey Peninsula and the Monterey County Foundation for Conservation.

In a statement presented to the planning commission at an abortive hearing on the area plan last month, the League noted:

"Since there is wide popular support for making protection of the environment in accordance with generally accepted good planning concepts a condition of permits, density incentives to encourage developers to preserve natural features and a certain amount of open space should be unnecessary. The preliminary plan suggests allowing an increase of as much as 25 percent in the number of units as an incentive for such features as creative landscaping, erosion control and minimizing cut and fill. This generous allowance for doing what should be accepted as good practive seems to us to be self-defeating."

In contrast, the Monterey County Foundation for Conservation, a group which generally represents the interests of businessmen and large property owners in the area, had this to say in part of a lengthy report it submitted on Dec. 20:

"..the report discusses the rural planned community concept on the basis of one unit per acre and on the basis of one unit per $2\frac{1}{2}$ acres on slopes of 30 percent or more. Details...elaborate on incentive zoning with the end result of about one unit per acre.

"The discussion results in application of a slope density formula which was soundly rejected by the county after exhaustive study and numerous public hearings. To include such a formula in the area plan would therefore be contrary to established county policy. Rather, each development project should be examined upon its merits."

THE FOUNDATION'S REPORT also takes issue with the population projections mentioned in the preliminary area plan, to wit:

"Zoning, densities and population holding capacities for the Monterey Peninsula Area as discussed in the plan would result in inequities and social injustices in the prevention of moderate income people from becoming residents within the area. In good social conscience it would seem that houses for moderate income people must be provided.

"This is a real issue facing the Area Planning Commission and the Monterey Peninsula communities, as well as other prime residential areas throughout the nation. It is an issue now in process of litigation in various places and an issue of considerable interest to agencies of the federal government. The Monterey area should anticipate the problem and provide a solution rather than being forced to do so at a later date.

"There are other reasons for encouraging rather than discouraging population growth in the Peninsula area," the foundation's statement continues.

"For instance, the Peninsula area does not include significant amounts of prime agricultural land such as located elsewhere in Monterey County. Allowances for adequate residential developments in the Peninsula area would provide for the preservation of prime agricultural land elsewhere in the county.

"Also, an economic balance in population would provide goods and services, jobs, employees and employers within the area itself, rather than requiring substantial commuting by members of the labor force in the lower income category. The availability of these people and the services they provide through their employment will be beneficial to the entire community."

SOMEWHERE IN THE background, definitely relevant but still unclear, is the impact of Proposition 20, on the entire Monterey Peninsula Area Plan.

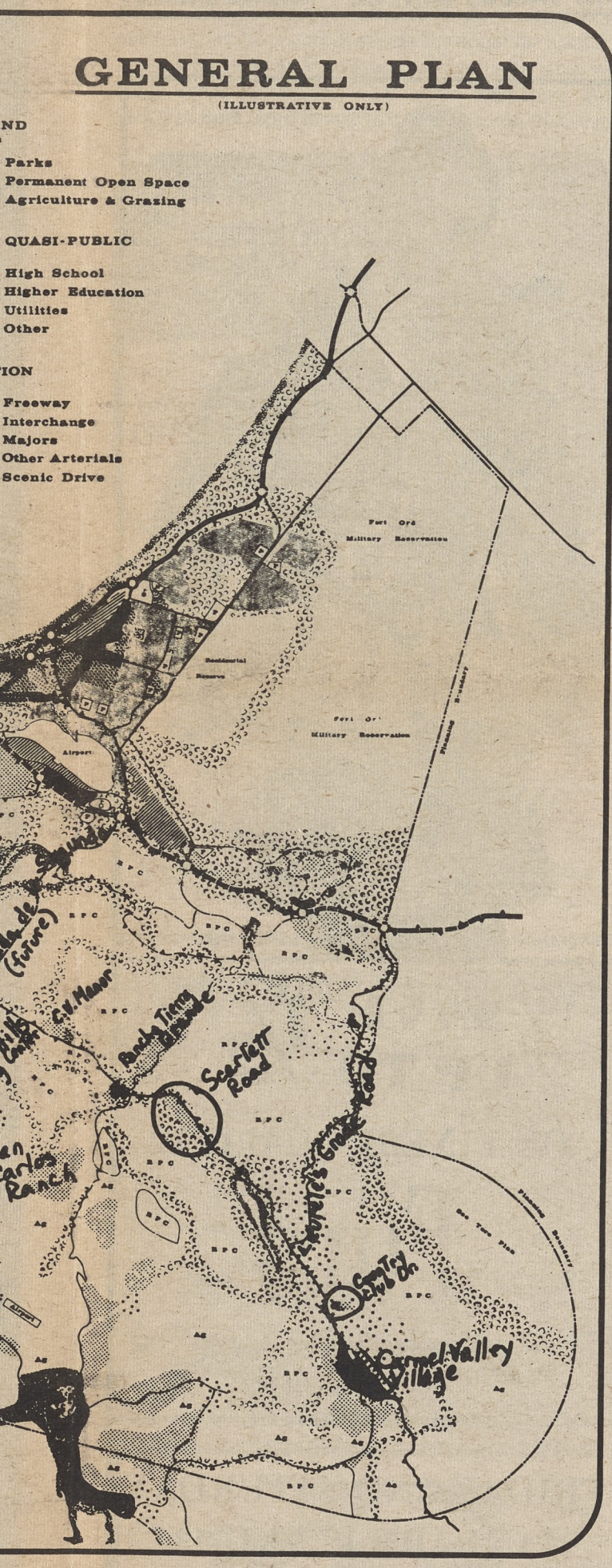
The regional commission established under Proposition 20 will be responsible for drawing up development guidelines for a planning area extending inland for five miles or to the nearest mountain top, whichever is closer. Certainly part of the area covered by the Monterey Peninsula Area Plan, and

THIS MAP illustrates the future patterns of growth for Carmel Valley as proposed in the preliminary Monterey Peninsula Area Plan. Most of Carmel Valley is designated RPC for "Rural, Planned Community," meaning development at a density of one unit or less per acre. Los Ranchitos and La Rancheria, on either side of the Laureles Grade, are shown as "Rural, Estates," a designation which also means a maximum density of one unit per acre or less. This same marking continues along Carmel Valley Road to the Village, with the exception of Country Club Drive and the Rancho del

Monte Cou "Suburban units per a "Suburban map also i Three Ran The proper Valley is sh an acre.

RMEL VALLEY?

hich will be considered by County Planners Wednesday



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Monte Country Club area, which is dotted for a mixture of "Suburban" and "Urban," meaning a density of up to eight units per acre. The Scarlett Road area is also marked for "Suburban" development at one to four units per acre. This map also incorporates the existing San Carlos Ranch and Three Ranches (Odello-Fish-Hudson) development plans. The property along Val Verde Drive at the mouth of Carmel Valley is shown as "Urban," a density of four to eight units an acre.

possibly part of lower Carmel Valley, will be included within the regional commission's planning area.

The regional commission, for example, is charged with establishing a figure for "maximum desirable population densities"--something the area plan does not spell out and which the Foundation for Conservation, among others, strongly opposes.

This is but one example of an overlapping area of interest which will effect the future growth of Carmel Valley.

Most large landowners, several property owners' associations and various civic groups have already commented on the preliminary area plan in letters and statements to the Area or county planning commissions.

Although next Wednesday's special meeting of the county planning commission has been designated a "public workshop" rather than a "public hearing" (no formal legal notice was published), commissioners have agreed to listen to comments from anyone in the audience.

Practically speaking, this will be the only time that residents of unincorporated Carmel Valley will have an opportunity to express their views directly to "their" representatives, the county planning commission.

There will be more hearings, however, before the Area Planning Commission before a final plan is adopted.

How the proposed Area Plan defines residential development

RESIDENTIAL

Five types of residential uses are shown on the Plan: Rural Planned Community, Rural Estates, Suburban, Urban and Multiple Family. The higher densities of residential development occur generally in the already developed portions of the communities and generally reflect the current city plans.

The undeveloped portions of the Peninsula, particularly the county areas, are currently zoned for one acre rural residential use. If these areas are allowed to be subdivided into individual one acre home sites without **recognizing and preserving the Elements of Community Value**, the rural charm of the area would be lost forever.

It is unquestionably the intent of all residents and land owners in the area to retain the rural character and charm that the Monterey Peninsula and Carmel Valley still possess. It is, however, not practical to assume that individual land owners will sacrifice their right to make reasonable use of their property as provided for by the laws, it is also not practical to assume that the residents of the Monterey Peninsula could or would want to purchase all the remaining undeveloped lands in order to preserve them. The logical solution seems to lie in a carefully conceived method of allowing controlled development but yet conserving and preserving the natural Elements of Community Value. Public purchase of key open spaces and parks will be necessary but, much of the open space can be preserved by careful use of the land.

THE RURAL PLANNED COMMUNITY CONCEPT

1. The rural planned community concept recognizes the necessity to conserve the natural Elements of Community Value.
2. Allows densities to be calculated for an entire parcel of property, including the areas shown as permanent open space, including scenic highways, and Elements of Community Value where practical.
3. Allows flexibility of subdivision layout and site planning so that the key natural Elements of Community Value can remain as open space free from development, while providing for clustering of residential units in areas more suitable for development.
4. Allows flexibility of subdivision layout and site planning so that physiographic obstructions and hazard areas can be avoided or dealt with in any constructive or innovative manner.

The allowable densities for any particular piece of land must be related to the ability of that land to absorb or withstand development. The allowable density must be related to the relative steepness of slope of the land. A number of development problems increase as the steepness of slope increases. Increase removal of vegetation, cutting and filling up for roads and buildings, increased septic tanks, increased runoff, increased erosion, increased fire hazard, major changes in ecological balance are a few of the problems related to building on slopes.

Given the community objective of retaining the rural character and environmental quality, it becomes imperative to recognize and deal with the problems of hillside development differently than with level land development.

Only two categories of land slope are considered, those areas with slopes less than 30 percent and those areas above 30 percent. The areas designated on the plan as **Rural Planned Community** would have the overall density for any particular parcel of land calculated as follows:

The areas having slopes less than 30 percent would have an overall density of 1 unit per acre. Those areas sloping more than 30 percent would have an allowable density of 1 unit for every 2½ acres. Additional density up to a maximum of 1 unit per acre for the entire parcel could be allowed if the owner of the property chose to develop under the Planned Community concept. A detailed set of guidelines will be established to determine what specific desirable features warrant increased densities.

THE CRITICAL REVIEW PROCESS

Because an area is designated for particular use does not necessarily indicate that development will be permitted without a critical review by the appropriate agencies. Development should occur only after such a review to determine the following:

1. That the development does not fall into the classification of premature development. Development shall be based on need, be staged and compact development.
2. That the time phase of the development in relation to growth is appropriate in the particular area.
3. That any possible hazards, lands where indicated be resolved prior to development.
4. That all services are available and adequate, including sewage disposal facilities, potable water, solid waste disposal, etc.
5. That the development is reasonably contiguous to existing development, unless development is self supporting i.e., all facilities and sources available.
6. That denuding extensive areas and cut and fill is held to a minimum.
7. That protection of scenic and environmental quality is a major proposal.
8. That all elements of community values are incorporated into any proposed development.
9. That a satisfactory environmental impact report be submitted by the developer for review by the jurisdiction.

The critical review process should be the responsibility of the Area Planning Commission and the Planning Commission of each jurisdiction.

Group therapy classes in Carmel

A unique form of group therapy called "minithons" will be held in Carmel on Jan. 20, 21, 27 and 28 by the Western Institute for Group and Family Therapy, a Watsonville-based group of doctors, social workers and psychologists.

The day-long "minithons" are open to anyone 18 years old or older. Participants will spend 9 hours, 9 a.m. to 6 p.m. under the leadership of two trained therapists. According to a spokesman for the institute, the sessions will be conducted by mental health professionals and counselors from throughout the country who are students at the institute's advanced training program, learning to conduct transactional analysis sessions.

Fee for each minithon is $1. Reservations may be made by calling the Carmel Institute for Transactional Analysis, 624-5391.

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Petpourri

By JUDITH A. EISNER

THE PSYCHOLOGY OF PET OWNERSHIP

WHO IS TO SAY what constitutes a valid reason for wanting or needing a pet? Even psychologists and psychiatrists are reluctant to pass judgment in terms of "normal" and "abnormal" when it comes to an individual's relationship with or dependency on an animal. There are times when having a pet may provide a very vital link between reality and unreality, helping by its presence to keep a lonely or depressed person from slipping into a totally unreal existence.

Elderly persons are good examples of this sort of dependence on a pet to provide a living companion. Left alone, widowed, with children grown, many senior citizens depend strongly on a pet for conversation, activity and companionship. Where other folk may occasionally tell their pet that he's a "nice dog" or give him a command, lonely old people actually talk to their pets -- dogs, cats and birds equally.

Eavesdropping on such a conversation might sound weird to less lonely people, but discussing anything from the weather to your aches or your distant relatives' doings with a sympathetic pet surely is as healthy as talking to oneself. And pets learn to make appropriate responses; dogs, especially, are said to "read moods" and respond with "understanding" whines, licks and tail waggings.

Children are another group who depend heavily on pets. It's perfectly normal for a child to talk to his dog -- or turtle for that matter -- and to derive from that seemingly one-sided conversation a great deal of comfort. For one thing, it's "safe" to confide in a pet; he's not going to tattle to mother, or spill the beans to friends about your secret fears.

Healthy children fantasize a great deal; fantasizing only becomes unhealthy when they forget where it ends and reality begins. Pets are often the eager partners in many flights of childish fancy. Without really knowing it, they play the part of Beast to a little girl's Beauty, or are made the Lion to be stalked by a brave little boy Hunter and so on. More important, secret fears and hopes can be whispered to a pet; adventures are shared, and affection flows freely back and forth.

THE RESPONSIBILITY of caring for a pet is often an important part of day-to-day living for many people. The elderly woman who might be tempted to skip her own lunch or dinner on the grounds that "it's not worth fixing," is bound by her responsibility to fix her pet's meals. And his dinnertime provides companionship for her own otherwise lonely mealtime.

Similarly, all the other chores of caring for a pet -- from cage cleaning, exercizing, marketing for pet supplies, etc. -- provide needed activity to fill some of the empty hours of loneliness.

With proper parental supervision, having a pet can teach real responsibility and consideration to children old enough to assume its care. Caring for a pet is serious, adult business, but it can be mingled with play, too. Preparing a pet's dinner can give a little girl cause for a make-believe dinner party; combing him can give rise to imaginative play.

Problems arise with pets when the owner ceases to regard his friend as an animal and attributes to it human needs, foibles and ailments. As long as a dog is a dog and a cat is a cat, his presence can be a healthy, constructive force in people's lives. But when human longings and frustrations are acted out on a pet, things can get sticky.

Almost everyone has known at some time the childless couple with the little Poodle who is their surrogate child. They lavish on the dog all the love, care and attention they were never able to give to children.

"Baby dog" in these sad instances sleeps on a bed, if not in the bed with his "parents;" eats out of special dishes (if not at the table); gets his teeth brushed and may wear special clothing. These are the pathetic dogs who are carried about in their owner's arms as if they didn't have perfectly functional feet, and who develop all sorts of canine neuroses as a result of this unnatural treatment.

Studies are proving that dogs are subject to a host of psychological problems arising from being too humanized. Many dogs who spend long hours watching TV with their mistresses develop problems that seem directly related to TV-watching. They may become over-excited, bark incessantly, run in circles or become depressed, possibly because they are unable to clearly see the TV and make out sharp images due to their unique canine eyesight.

Dogs are quick to pick up behavior that gains attention and sympathy. They become "psychologically lame" with no pathological causes, "forget" their housebreaking, develop strange (for dogs) dietary aberrations and seem to lose all natural canine instincts. A prime example of this is the physically normal bitch who rejects or tries to kill her puppies because they vie with her for human attention. Maternal feelings should be a very strong, dominant instinct in the healthy dog or cat.

Dressing a dog or cat up in doll clothes once in a while (if the pet permits it) isn't going to ruin him psychologically. But long, constant exposure to continued unnatural circumstances may do him real harm. And forgetting that a dog is still a dog, no matter how much you love him, is not a healthy state for a person to get into.

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A GRACIOUS PLACE TO WINE AND DINE is *The Carriage House* in Carmel Valley. Lore Parsons and Fritz Hillebrand have a real winner here . . . quiet charm and fine food combine to give you a most pleasant "night out". The first of several eating places as you round the bend near the Village, *The Carriage House* is set back from the road under a magnificent oak tree. Inside, a cozy fire sets the stage for such fine menu selections as Veal Oscar, a real taste treat with King Crab, asparagus, and sauce Bernaise; Tournedos of **Beef, smothered with** mushrooms and onions in Burgundy sauce, and a Sole Menieur that is one of the best you have ever tasted. If you belong to a club or group that is planning a lunch or dinner, *The Carriage House* offers a perfect setting (just right, too, for wedding receptions).

IN ADDITION TO BEING PACIFIC GROVE'S first night spot, David Bindel's *King's Cross Station* offers a number of other "firsts". Have you ever noticed how fresh the air is in this popular lunch spot and cocktail lounge? It is made possible by an electronic air cleaner that makes King's Cross a "first" for providing clean air. Its "Happy Hour," from 4 to 6, is another first . . . The business man's lunch is another first . . . and its New Year's Eve celebration was indeed a "first" for Pacific Grove. Now *David Bindel* comes along with another first . . . a lady bartender . . . Elaine, recently from Las Vegas. Plan to make one of your first stops this popular spot . . . whether for lunch or an evening's entertainment. Steve Uhler takes the spotlight Sunday through Tuesday . . . Kathy Sollecito and Jim LeSage and their group are on Wednesday through Saturday.

AMONG THE MEAT DISHES at the *Golden Dragon Restaurant* are such taste-tempting treats as curry beef, sweet and sour pork, green pepper chow yuke, Cantonese beef (slice beef sauteed in a delicious black bean sauce), ginger beef, oyster sauce beef, parchment wrapped beef (marinated beef strips deep fried in parchment), and their specialty . . . Golden Dragon steak cubes (marinated cubes of choice steak, toss cooked with button mushrooms). Watch for a lineup of their fowl and seafood dishes in future columns. *Frank Ling* offers banquet service to groups of 10 or more by reservation, with special dishes such as chicken stuffed with sweet rice, whole steamed duck, and rock cod, cooked in orange sauce. Add to this the *Golden Dragon's* great view of Monterey Bay.

THE DECOR OF THE HIDDEN VILLAGE COFFEE HOUSE brings a touch of old New Orleans to the Peninsula. Owner, Robin Roberts, and partner, Mel Gomes, offer lunch and dinner service, as well as a delightful Sunday champagne brunch. Their espresso and international coffees are prepared in a beautiful espresso machine from Milan, Italy. The selection is extensive and varied and includes such exotic names as Angel's Bosom, Cafe Borgia, Cafe Anise, Cafe Del Diablo and many others. Hidden Village is located in the little alley off Scott Street in Monterey, between California's First Theatre and Pacific House.

THE LUNCHEON MENU at *Maxim* (near the post office in The Village, Carmel Valley) offers a delicious Veal Cordon Bleu . . . carefully aged Swiss cheese and gently smoked Canadian bacon encased in a tender leg of veal scallop. Other luncheon entrees include Crepes a la Reine . . . chicken and mushrooms in a delicious sauce filling; and breast of chicken, Maurice . . . a fluffy long grain white rice stuffing with mushrooms,ham, onions and spices. Their California sweet bell peppers are stuffed with tender chopped beef and fancy long grain rice and are slow oven-baked the old fashioned way.

STEAKS AT THE HATCH COVER are Midwest corn-fed beef in a variety of cuts . . . top sirloin, New York, and filets. Their Teriyaki is a taste-tempting variation and the rack of lamb is a big favorite with Hatch Cover diners.

Entertainment lineup at the *Hatch Cover* continues with "Cannery Roll" on Thursday nights, Ron Blair on Friday, Steve Uhler on Wednesday and Saturday, and "Friends" on Sunday.

SANDWICHES AT RANCHO CANADA are a golfer's delight with names like "Sand Wedge" (shrimp and avocado on open-faced dark rye), "The Medalist" (broiled ground sirloin, jack cheese, and ortega chilies on sour-dough), and "Chip Shot" (open faced ham, turkey and swiss cheese sandwich on sour-dough). And then there's the "Double Eagle" . . . a six-ounce broiled top sirloin with cottage cheese or french fries and served with a Bloody Mary or Salty Dog. *Nick Lombardo* suggests reservations for Rancho Canada's ever-popular Friday night Prime Rib and King Crab buffet. No wonder it's called the Peninsula's "one and only."

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Fantasia para un Gentil Hombre ..... Joaquin Rodrigo
Symphony No. 4, "Romantic" ..... Anton Bruckner

ALL CONCERTS 8:00 P.M.

SUNDAY, January 14 ..... Monterey Peninsula College Gym-Auditorium
MONDAY, January 15 ..... Sunset Auditorium, Carmel
TUESDAY, January 16 ..... Madonna del Sasso Church, Salinas

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TICKETS - Monterey and Salinas - $4.00 Adults, $1.00 Students.
AVAILABLE - MONTEREY PENINSULA
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Carmel Music - Dolores & 6th
Abinante's Music - Monterey
Community Services, MPC
Recreation Office, NPGS,
Lily Walker Records & Music
169 Fountain Ave., Pacific Grove
Service Club No. 1, Fort Ord
Service Club, Presidio
BOX OFFICE - NIGHT OF PERFORMANCE

Sunset views:

Sunset offers great variety: belly dancing, Marilyn Horne

By FRANK H. RILEY, Director
Community and Cultural Activities

HERE AT SUNSET CENTER we're all back on the job, fresh for a New Year of activity. Activity for spectators: concerts, plays, lectures, as well as activity for participants: classes, acting, and performing on instruments. Community involvement is the concept, doing things creatively while experiencing the social charge of identification with a group.

Among the classes which we already have plans for are: Investment Techniques, Bonsai Tree Culture, Guitar, and Decoupage. Others for which a demand may develop from time to time will be added. We also will continue weekly bridge games and hope to inaugurate a regular schedule of chess games.

Dog obedience training has also been suggested and we have even had an offer from a competent instructor to include belly dancing in our program (no kidding, gals, this is reported to be really great exercise!) If you have additional suggestions, we would be glad to hear them. In our studios, under Robert Horne you may pursue your interest in various forms of painting and drawing; under Hamilton Brown, both ceramic sculpture and graphics; and under Lilli Selvig, ballet, dance, and rhythmic exercise.

With all of this available, we recommend that you try to include something of the Sunset Center program in your own life program. The rewards of accomplishment, growth, and just plain fun can be yours.

TO GO FROM GENERALITIES to specifics, Helen Morgenrath has resumed her "Dance Experience" classes in Room No. 4. They will continue each Thursday until further notice. Running from 1 to 4 p.m., classes are open to both men and women.

Bridge games, a popular Tuesday event at Sunset Center, have resumed after a holiday break. Play begins each week at 10:15 a.m. -- takes time out for lunch -- and finishes at about 2 o'clock. Bob Hansen is our good-natured game director.

When you attend January events in the Sunset Center Theatre, please be sure to enjoy the primitive paintings of Anna Katz hanging in the foyer. If you simply cannot make it to a theatre event, you may come to the office from 9 to 12 and 1 to 5 p.m., Monday through Friday, and we will be happy to open the exhibit for you.

Theatre events include the Monterey County Symphony Concert on Monday, the 15th, featuring Manuel Lopez Ramos, classical guitarist as soloist. Time is 8 p.m. and ticket information can be obtained from Mrs. Violet Beahan at 624-4125.

Also scheduled for Sunset Center Theatre on Saturday, the 20th, is the Carmel Music Society concert presenting world-renowned soprano, Marilyn Horne. Some tickets will be available at the door.

Also at Sunset in Studio No. 1, The Friends of Photography are presently offering their exhibit of two master photographers, Manuel Alvarez Bravo and Paul Strand. The exhibit is open daily except Mondays, 1 to 5 p.m., and admission is free.

Many improvements in the Sunset Center building are now in process. I won't tell you much about them but hope you will stop in to see some of the results.

Mail registration by Wednesday for evening courses at MPC

Mail-in registration for evening classes at Monterey Peninsula College has begun, but students only have until Wednesday to take advantage of this easier way to enroll, according to Keith Merrill, dean of community education.

Evening students using this procedure won't have to stand in registration lines, plus they will know in advance whether their class is open or closed.

Registration by mail is available to those taking night classes only. Anyone taking both day and evening classes must enroll during the scheduled day registration, Jan. 31 to Feb. 2. Regular evening registration will be held in the Gymnasium from 6:30 to 9 p.m. on Jan. 31 and Feb. 1 for those who don't register by mail.

Should students miss either the mail or regular registration, it is possible to enroll in a class as late as the second class meeting. Late registration will be possible where openings exist through the second class meeting.

The schedule of classes being offered during the spring semester was mailed to residents of the district shortly after Christmas. Those who didn't receive a copy may get one free by calling the MPC Evening Division, 375-9821, ext. 252. The schedule also contained information about MPC and a request for mail-in registration materials. The packets are also available through the college registrar.

Placement exams will be given Jan. 13 and Jan. 26, and are required for enrollment in some courses. The test will be given at 8:30 a.m. on Jan. 13, and at 6:30 p.m. on Jan. 26. The test will be given in LF-103.

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Carmel Valley
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'How the Other Half Loves' coming to Carmel HS

How the Other Half Loves is coming to Carmel! How Carmel became lucky enough to house the first production of this witty sophisticated comedy on the North-west Coast is a secret known only the the Carmel High School Drama Department and the Samuel French Publishing Co. Because of this good fortune, **How the Other Half Loves** will be playing here for two weekends -- Jan. 25, 26, 27 and Feb. 1, 2, and 3 in CHS's new theatre, "The Pawnshop Playhouse."

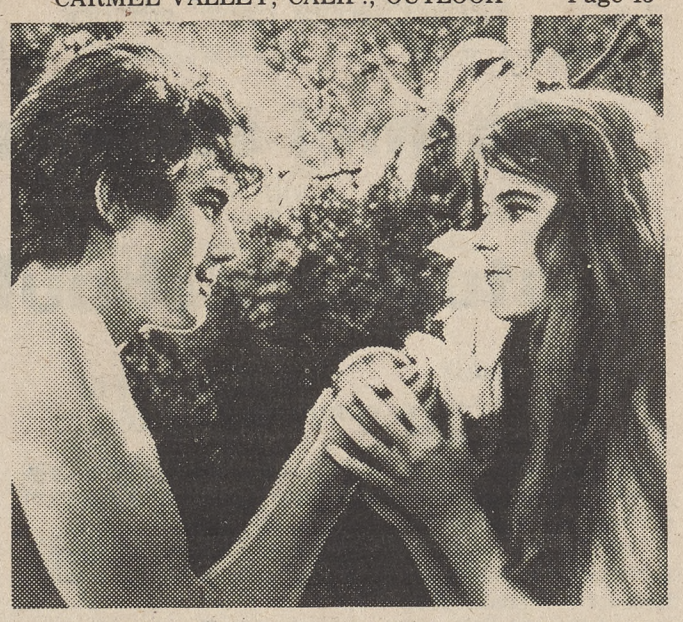
The plot of the play concerns three couples -- the Fosters, the Phillips, and the Detweilers. Frank Foster is the head of the company for which Bob Phillips and William Detweiler work. The plot unrolls as Frank, for the good of the company, tries to unravel the marital and extra-marital problems of his two employees.

Frank's investigation turns up deceptions, misconceptions, and some serious questions about his own wife. It also causes a few black eyes, one or two heated arguments and some rather funny consequences.

The most notable aspect of this play is neither its fast paced dialog nor its intricate plot, but its unusual staging. The set consists of two rooms: the Fosters' living room and that of the Phillips'. The rooms are not separated by a wall or even an invisible line, however. The furniture from one living room is intermingled with that of the other. The action in one room is independent of the action in the other, yet the lines fit in so perfectly the result is one hilarious situation after another.

The best of these is where two dinner parties which take place at the two homes on two different nights both occur at once on the set.

CLASSICAL GUITARIST Manuel Lopez Ramos will play "Fantasia para un Gentil Hombre" with the Monterey County Symphony Orchestra under the baton of Haymo Taeuber, Monday at 8 p.m. at Sunset Auditorium. Tickets are still available for the Monterey concert on Sunday. Call 624-4125.



MICHAEL PARKS is Adam and Ulla Bergryd is Eve in "The Bible" now playing at the Valley Cinema in Mid Valley Shopping Center. Companion feature is "The Ten Commandments." Showings are continuous from 7 p.m. daily and from 5 p.m. on Sundays.

MPTV-Cable 13

MONDAY, JAN. 15

3:30 p.m. -- The Gene Kohagen Show -- Star Performance Theatre
4:00 p.m. -- Star Performance Theatre
4:30 p.m. -- Mr. Lucky
5:00 p.m. -- The Gene Kohagen Show -- First Aid Procedures
5:30 p.m. -- Star Performance Theatre - "The Bomb"
6:00 p.m. -- Star Performance Theatre - "Operation In Money"
6:30 p.m. -- Mr. Lucky
7:00 p.m. -- Window On The World -- "The Gray Whale"
7:30 p.m. -- Gov. Reagan's Press Conference

TUESDAY, JAN. 16

3:30 p.m. -- The Gene Kohagen Show -- Star Performance Theatre
4:00 p.m. -- Star Performance Theatre
4:30 p.m. -- Mr. Lucky
5:00 p.m. -- The Gene Kohagen Show - Joe Tomlin & the "lie detector machine"
5:30 p.m. -- Star Performance Theatre
6:00 p.m. Star Performance Theatre
6:30 p.m. -- Mr. Lucky
7:00 p.m. -- "The University Of Man Presents"

WEDNESDAY, JAN. 17

3:30 p.m. -- The Gene Kohagen Show -- Star Performance Theatre
4:00 p.m. -- Star Performance Theatre
4:30 p.m. -- Mr. Lucky
5:00 p.m. -- The Gene Kohagen Show - Gene talks with Bernice Donahue
5:30 p.m. -- Star Performance Theatre
6:00 p.m. Star Performance Theatre
6:30 p.m. -- Mr. Lucky
7:00 p.m. -- Sports 13 - Basketball - M.P.C. - Cabrillo

THURSDAY, JAN. 18

3:30 p.m. -- The Gene Kohagen Show -- Star Performance Theatre
4:00 p.m. -- Star Performance Theatre
4:30 p.m. -- Mr. Lucky
5:00 p.m. -- The Gene Kohagen Show - Wellington Diamonds
5:30 p.m. -- Star Performance Theatre
6:00 p.m. -- Star Performance Theatre
6:30 p.m. -- Mr. Lucky
7:00 p.m. -- Hotseat
7:30 -- Special Film

FRIDAY, JAN. 19

3:30 p.m. -- The Gene Kohagen Show -- Star Performance Theatre
4:00 p.m. -- Star Performance Theatre
4:30 p.m. -- Mr. Lucky
5:00 p.m. -- The Gene Kohagen Show - Gene talks with the Coast Guard Recruiters
5:30 p.m. -- Star Performance Theatre
6:00 p.m. -- Star Performance Theatre
6:30 p.m. -- Mr. Lucky
7:00 p.m. -- Tip On Financial Planning
7:15 p.m. -- Adventures In Travel - "Citadel Of Upper Canada"
7:30 p.m. -- Gallery 13 - The Carmel Art Association presents "Graphics vs Paintings"

K-WAV Classical Music Highlights

THURSDAY, JAN. 11

Kalinnikov - **Symphony No. 1** (8:30 p.m.)
Tchaikovsky - **Serenade for Strings** (9:10 p.m.)

FRIDAY, JAN. 12

Wolf-Ferrari - **Idillio Concertino** (9 p.m.)
Borodin - **Symphony No 2 in B** (10:05 p.m.)

SUNDAY, JAN. 14

Sunday Evening Opera: Janacek - **The Makropoulos Case** (8 p.m.)

MONDAY, JAN. 15

Dukas - **La Peri** (8 p.m.)
Dvorak - **"New World" Symphony No. 9** (9 p.m.)

TUESDAY, JAN. 16

Brahms - **Piano Concerto No. 2** (8:40 p.m.)
Haydn - **Symphony No. 87** (9:30 p.m.)

WEDNESDAY, JAN. 17

Sibelius - **Violin Concerto** (8:25 p.m.)
Nielsen - **"Inextinguishable" Symphony No. 4** (9:05 p.m.)

REGULAR PROGRAMS

K-WAV Masters Concert 8-10 p.m. Monday through Friday; **Noveaux Discs**, 10:05-11:55 p.m. Sunday; **Requests**, 10:05-11:55 p.m. Monday; **Concerto**, 10:05-11 p.m Tuesday; **Counterpoint 50**; 11-11:55 p.m. Tuesday; **The Choral Experience**, 10:05-11 p.m. Wednesday; **Musica da Camera**, 11-11:55 p.m. Wednesday; **Art of...**, 10:05-11 p.m. Thursday; **Archive's Treasures**, 11-11:55 p.m. Thursday; **Soiree d'Extase**, 10:05-11:55 p.m. Friday.

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Carmel schools' new community counselor says students should participate in decision-making

By PAT GRIFFITH

A RATHER LARGE gap in the Carmel school district was filled last week as Gordon L. Kramer assumed the duties of community counselor.

This post had been vacant since John Frykman resigned in early October, touching off a careful and intensive talent hunt for a replacement.

More than 50 applicants sought the job. Every application was read, reviewed and evaluated by a committee composed of three high school students, two teachers, two counselors, a parent and two district administrators, Dr. Richard K. Hawkins, director of Pupil Personnel Services, and Dan Yurkovich, assistant to the superintendent.

The 50-plus applicants were winnowed to 10, who were invited for personal interviews. Finally the committee narrowed the list to three finalists.

These candidates were interviewed again by a full administrative committee, which made its recommendation and passed the matter on to the school board.

The school board conducted its own interviews and then, in mid-December, announced the position had been offered to Kramer, former director of The Advocate Project Inc. in San Francisco.

When the board had first established the position of community counselor in the summer of 1970, the emphasis was on the need for drug counseling and an effective program in drug education.

Frykman, a clergyman and former director of the Haight-Ashbury Medical Clinic, provided the expertise necessary. With the backing of the school board and the administration, he taught teachers as well as students about drugs and their abuse, counseled students with drug-related problems and frequently their families as well, and gradually brought the Carmel district into closer cooperation with other school districts, law enforcement officials and the medical profession on the Monterey Peninsula.

Along the way, the role of the community counselor evolved into something broader than "just drugs." The importance of having a counselor who could relate easily to a variety of people--kids, faculty, parents, community leaders, law enforcement officials--was underscored.

KRAMER'S BACKGROUND reflects this kind of broad community involvement. He has had specialized training in drug counseling and group and family therapy--and also much more.

As director of The Advocate Project, he headed an independent delinquency-prevention program. Troubled young people were referred to Kramer, sometimes by schools, sometimes by the police, sometimes by parents or other adults who knew of their problems.

If both the parents and the child agreed to the program, Kramer assigned a specially-trained young adult volunteer to work closely with the student for at least one year.

"This meant we worked as an advocate for the kid, getting into family counseling, and once in a while, into legal advocacy," he says.

"Being an advocate was a non-directional role. We weren't telling the kid what to do. It was a case of 'What is it you want to become, and how can we help you become it?'"

Because it was funded by a private foundation, Kramer continues, The Advocate Project enjoyed the advantages of independence.

"We could deal with the schools honestly, with the police honestly, with the kids honestly," he says.

WHY, IN A CULTURE so strongly oriented towards youth, does a child need an "advocate?"

Kramer sees many reasons.

"The major thing is that kids have no power except a negative power to affect their own lives. They may resist anything, but there is no way they can change anything except through negative action...they can run away from home, drink, cut school, that sort of thing.

"So lack of positive power is another reason for an advocate.

"Then there is the proliferation of rules everywhere. There are so many rules that kids are supposed to adhere to. Each teacher enforces the rules he thinks are important, each administrator enforces the rules he thinks are important, each parents enforces his rules. And often these are conflicting rules, so at the age of six the kid is wondering what the heck is going on.

"And on top of this, today adults question authority, and are training their kids to question authority and tell them it's proper to question what is right and wrong.

"But when kids do question authority, their judgment often isn't trusted. We listen to them and say, 'Well, maybe the teacher is right about that...'

"So where does that leave the kid?"

Kramer feels that teachers and school administrators have an obligation to let students know what goes into making the decisions which affect them.

"They need help in understanding how a bureaucracy operates. They come out of a family which is not a bureaucracy, really more of a dictatorship, and all of a sudden they are in a bureaucracy and they don't know how it works.

"If Joey is going to be suspended, he should know everything possible about what went into the decision."

One thing that many adults as well as children need to learn, Kramer believes, is that "kids are responsible for what they do.

"Kids do not go out and break windows because their mothers stopped breast feeding them too soon. And yet all the time, kids are given excuses for their behavior by well-meaning adults. They do something destructive and the adult says, 'Oh, I understand. You have trouble at home.' It's bizarre."

KRAMER IS 27, married, and has no children of his own. But he has learned much not only through counseling, but from his experience as supervisor for a residential treatment center for emotionally disturbed children in York, Pa.

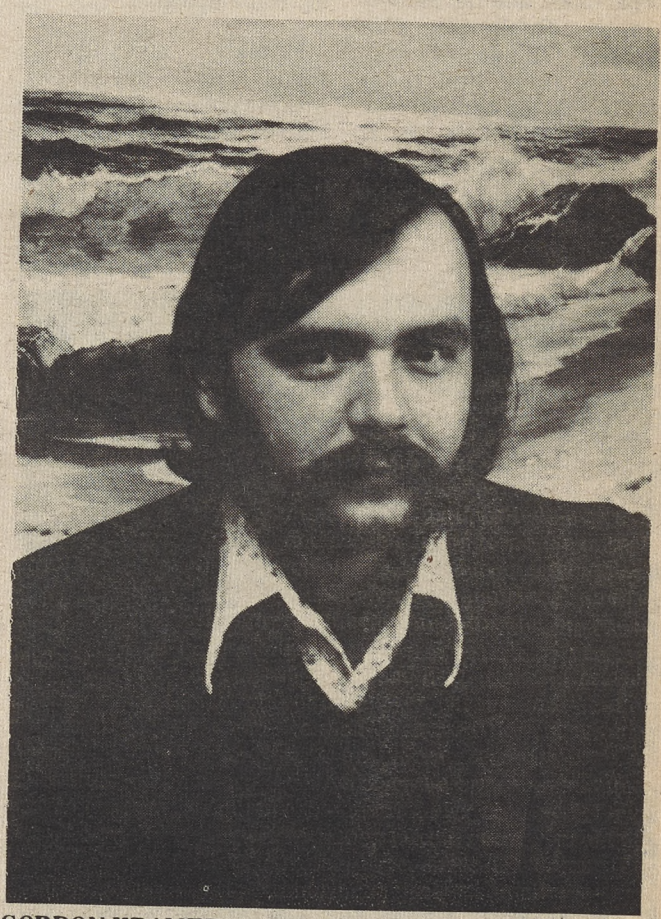
He supervised every aspect of care for 40 children, a process which caused him to change his own ideas.

"Kids need to learn in freedom, but this comes with some kind of structure," he explains.

"At first at this school we tried to have things totally loose. It was terrible. It didn't work at all.

"So we changed, and made a very tightly structured program, and then loosened it up bit by bit as the kids were able to handle it. That was so much better.

"We found, for instance, that when a kid was ready for more freedom, we would let him choose what time to go to bed. And he'd usually go to bed just about the same time as he had been anyway.



GORDON KRAMER . . . new Carmel community counselor. (photo by George T.C. Smith)

"And I found out that you really are where you live. If you live in a chaotic room with your clothes thrown all around and everything is in a mess, you're going to be in a mess too.

"We used to demand that the kids clean their rooms, and it was a constant fight. So we decided all this hassle was stupid, and we'd clean the rooms for ourselves. It took us about an hour a day, much less time than all that arguing, and it sure made a difference with the kids and what they did with the rest of their time.

"So many people are less inclined to mess up what is clean. It's like graffitti on a wall. If you clean up the first word right after it goes up, the wall will probably stay clean. But if you let it go for a few hours, pretty soon the whole wall will be covered."

KRAMER'S WORK with emotionally disturbed children was his "alternative duty" service in lieu of serving in the Army.

"I find war incomprehensible," he says simply.

A graduate of Friends Select High School in Philadelphia, he attended Temple and Rutgers Universities. When Cambodia was invaded by American troops, he established a draft counseling center.

One of the main reasons he chose alternative duty to a non-combatant role as a medic, he says, is because medics are obliged to assist the least-severely injured men first "so they can be returned to fight as soon as possible.

"I can't accept that philosophy."

After working with emotionally disturbed children, Kramer became director of a vocational rehabilitation program for former mental hospital patients in Philadelphia.

This involvement in vocational rehabilitation led him on to San Francisco, where he was workshop director for the contract workshop of Goodwill Industries.

Kramer enjoys working with his hands. He makes his own furniture and fixes his own car, "because I enjoy doing it, and because I really don't like to be served by someone else."

He makes furniture which can be disassembled easily, a fact he and his wife Rebecca appreciated when they packed up after Christmas to move to a small home they are renting in Carmel.

In leaving the city, he left behind a variety of roles: as director of Transitions to Freedom, a job development program for ex-convicts; as consumer chairman for the Sunset Parkside Education and Action Committee; as director and volunteer coordinator for San Francisco Consumer Action; as secretary of the police community relations committee for the Taraval District.

He is still a member, however, of several statewide committees dealing with youth and consumer rights.

"This is really a unique job; it's excitingly different," he says of his new community counselor role, which has been put under Hawkins as part of pupil personnel services.

"I have never worked as part of a school system before. It is exciting to be in a school system with this sort of open approach.

"Instead of working outside the system, I think it is much better to work in it and through it.

"No," he adds, "I've never met John Frykman, although I've read some of his things and I've spent hours watching him on video tape on some of the training things he has done, so I feel I know him well.

"And of course I've heard a lot about him here. He's a hell of an act to follow."

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Public Notice

STATEMENT OF ABANDONMENT OF FICTITIOUS BUSINESS NAME
FILE NO. F5122-1

The persons who have been doing business as Rancho Palo Escrito Polled Herefords at Rt. 2, Box 748, Carmel, California 93921, hereby abandon the use of such fictitious business name.

The fictitious business name statement authorizing the use of such fictitious business name, was filed in the Office of the County Clerk, Monterey County, on September 20, 1972.

The persons who have been conducting such business are:
Ben M. Dahle
Rt. 2, Box 748
Carmel, Ca. 93921
Petrina M. Dahle
Rt. 2, Box 748
Carmel, Ca. 93921
Carol M. Dahle
Rt. 2, Box 748
Carmel, Ca. 93921

CAROL M. DAHLE

Statement filed with the County Clerk of Monterey County, on December 13, 1972.

CERTIFICATION

I hereby certify that the foregoing is a correct copy of the original on file in my office.

ERNEST A. MAGGINI, County Clerk
By G. Ansderan, Deputy

Dates of Publication: Dec. 21, 28, 1972, Jan. 4, 11, 1973

Public Notice

FICTITIOUS BUSINESS NAME STATEMENT
FILE NO. F5123-7

The following persons are doing business as: DAHLE FARM POLLED HEREFORDS at: Rt. 2, Box 748, Carmel, California 93921
Ben M. Dahle
Rt. 2, Box 748
Carmel, Ca. 93921
Carol M. Dahle
Rt. 2, Box 748
Carmel, Ca. 93921
Petrina M. Dahle
Rt. 2, Box 748
Carmel, Ca. 93921

This business is conducted by the partners listed above.

CAROL M. DAHLE

This statement was filed with the County Clerk of Monterey County on Dec. 29, 1972.

CERTIFICATION

I hereby certify that the foregoing is a correct copy of the original on file in my office.

ERNEST A. MAGGINI, County Clerk
By **JOAN HUCKABY**, Deputy
Expires Dec. 31, 1977

Dates of Publication: Jan. 11, 18, 25, Febr. 1, 1973

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NEED SOMEONE to do office cleaning 2 hours a week at your own choosing. Call Pam at 624-0133. tf

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Saturday window service at Valley postoffice terminated

Starting on Jan. 20 there will be no window service at the Carmel Valley post office on Saturday mornings. However, mail will still be delivered to homes as usual.

Postmaster Joseph H. Fischer announced this week that the cutback in service has been ordered by the post office department in an effort to make all branches conform to a uniform policy.

Saturday morning post office service has been a tradition in Carmel Valley, continuing through the years despite reductions in service elsewhere. The late postmaster Sam Brandt once told The Outlook that he willingly worked the extra hours on Saturday because so many Valley residents had jobs which made it very difficult if not impossible for them to get to the post office on weekdays.

In line with the new policy, windows at the post office will be open Monday through Fridays from 8 a.m. to 4:30 p.m. Mail is dispatched at 4:30 each afternoon, and anything coming in after that time will carry the next day's postmark.

Fischer also reported that during the Christmas mailing season, from Dec. 8 to Dec. 26, the Valley post office handled 178,000 cards and letters through its cancelling machine. This compares with an average of about 60,000 pieces of mail through the machine in a normal month.

The busiest day for incoming packages, Fischer said, was the day after Christmas.

"I don't know why, maybe there was a hold-up on the mail somewhere," he said.

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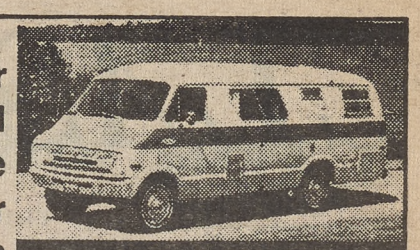

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'Better Chance' committee asks for volunteers

The ABC (A Better Chance) Committee has been making preparations for the forthcoming take-over of the ABC program by the Carmel community, since Dartmouth College, which funds the ABC program (to the tune of $20,000 annually) ends its support after the second year.

For the Carmel program, that will be at the close of this school year.

Since the ABC Committee feels it is important to involve the Carmel community in the program, they have established a new community relationship committee. Chairman is Mrs. Ray (Lou) Wolf of Carmel Valley.

Lou has called a membership meeting for Wednesday evening beginning at 7:30 p.m. and promises to end the meeting promptly at 9 p.m. It will be held at St. Dunstan's Episcopal Church in Carmel Valley.

The ABC Committee goals are for people, not necessarily for money. They feel they need people to support either with time or talents, the Better Chance program which brings boys from disadvantaged schools to live in Carmel while they attend Carmel High School in preparation for an academic college program.

The membership drive is being held this month so that a full complement of members will belong to the organization when board elections are held next month.

Assisting Lou Wolf with the new community relationship efforts are sub-committee chairman Mrs. Ray (Joan) Stevenson of Carmel Meadows, special events and Mrs. David (Lequita) Watkins of Carmel, acting publicity chairman. Lou Wolf has not yet announced the chairman for membership.

Beyond a basic community awareness of the ABC program, what the ABC Committee is after in their members is help with transportation, for host families volunteers (or alternate host families), planning outings, parties, trips, whatever for the boys. They also need help with the physical facilities for the house, such as donations of sheets, towels, pillowcases.

Financial contributions are always welcome too.

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ODELLO DEVELOPMENT ENVIRONMENTAL IMPACT

The long-awaited environmental impact report on the Carmel Lagoon Reserve Redevelopment Project -- better known as the proposed Odello development -- has been received by the Board of Supervisors.

The official report arrived in Salinas late Tuesday after the supervisors once again continued a public hearing on the complex redevelopment plan to Jan. 23 at 2 p.m. Two previously scheduled public hearings had also been continued because the environmental impact study, required by law, had not been submitted.

The report was prepared by James A. Roberts Associates, Inc. of Carmichael for Omega Properties Company, Inc., the Kansas City development firm which proposes to build a 300-unit hotel and 298 residential units on the eastern half of the Odello ranch.

Under the redevelopment proposal, which has been under consideration for a year, new taxes generated by construction on the eastern half of the ranch would help pay for the purchase of the western 155 acres for a State park.

The impact study received on Tuesday is a slightly revised version of the original study submitted by the developer a week ago. In the interim, it was reviewed by county planning, health, road, air pollution and flood control experts, and their comments were incorporated into the official report.

The entire report is 73 pages long, plus an appendix. Some copies will be available in the office of the County Planning Department in Salinas while the supply lasts. The report will also be filed with the county's libraries.

Over half the report describes the existing environment at the mouth of Carmel Valley where the ranch is located and describes the proposed project.

The environmental impact assessment includes 19 pages of text and four supplementary charts.

This is the entire text of the environmental impact assessment except for charts relating to taxes and projected additional school population. These will be printed and analyzed at a later date.

ENVIRONMENTAL IMPACT ASSESSMENT

THE PURPOSE of this chapter is to describe both the beneficial and adverse effects that the proposed redevelopment project are expected to have on the environment. The effects, or impacts, are grouped according to the environmental element that they affect. For those adverse impacts which are considered significant in light of the scope of the proposed project and the existing environmental conditon, mitigation measures are prescribed. These measures are designed to reduce the effect of adverse impact. The chapter concludes with a discussion of irreversible and irretrievable commitments of resources that will occur as a result of implementation of the project.

GEOLOGY

THE PRESENCE of faulted areas beneath and adjacent to the property presents a hazard of earthquake damage to buildings constructed there. Buildings constructed on unconsolidated alluvium, as is the case with this development, are more prone to damage from seismic activity than are buildings underlain by crystalline rocks or well-cemented sediments (Bowen, 1971).

Oliver E. Bowen, consulting geologist (1971), has assessed the magnitude of the earthquake hazard to development on the property and has concluded that this hazard is comparable to that experienced by most California communities and is considerably less than in many of these communities. Mr. Bowen states that the probability of activity along the Tularcitos or any of the local faults is considerably lower than the probability of movement along the San Andreas fault. He states that the possibility of surface rupture and dislocation along the Tularcitos is also very remote.

Minimizing hazards from seismic activity is a matter of engineering design, and these considerations have been included in the plans for this community. The low-rise wood-frame buildings being utilized in the development are among the types of building least susceptible to major earthquake damage.

A presently stabilized landslide area has been identified immediately south of the Odello Ranch (presumably within Rancho Palo Corona). Care should be taken in the design and location of the parkway so as not to disturb the edge or toe of the landslide area.

GEOMORPHOLOGY

IMPLEMENTATION of the proposed project will result in minor alteration of the land surface and the flood protection dikes of the Carmel River in the development area in order to 1) achieve the desired soil compaction levels beneath structures, 2) to provide for drainage, and 3) to update flood protection berms to protect from possible flooding. The effect of this impact will be permanent. No mitigation measures are possible.

SOILS

CONSTRUCTION ACTIVITIES, such as movement of heavy equipment, excavation, and the addition of various landscape materials will alter such surface soil characteristics as permeability. These impacts will be permanent in nature. Although they do represent a change from present conditions, it is problematical whether these effects will be adverse or beneficial.

The potential for soil erosion will be increased somewhat with removal of the artichoke plants and soil disturbance during the construction period. The severity of this impact, however, is greatly reduced by the level terrain. A recommended mitigation measure is the use of settling ponds during construction if construction occurs during the rainy season, and the use of temporary culverts or other structures in critical locations where runoff is concentrated to minimize erosion due to increased velocity of flow.

CLIMATE

THE PROPOSED DEVELOPMENT will have no significant impact on the climate of the area on a large scale. However, the replacement of agricultural fields with buildings and residential landscaping will effect solar reflection and absorption, evapotranspiration, and air movement in the immediate area. The effects of this impact do represent a change from the present conditions, and, while they will be permanent in nature, it is problematical whether they will be adverse or beneficial. No mitigation measures are possible.

AIR QUALITY

SUFFICIENT meteorological and ambient air quality information are not available to adequately quantify the impact of the development on the concentration of pollutants in the atmosphere. However, the emissions that may be generated by the development as compared to other sources in the area can be identified.

The primary emission source generated by the project will be by the vehicular traffic. If the 298 residential units have 1.8 vehicles per unit that make eight trips per day out of Carmel Valley, and the 300 resorts have one vehicle per unit making seven trips per day, the vehicles will average about 8,132 vehicle miles per day in Carmel Valley and about 27,450 vehicle miles per day total whether the air within the air basin.

At present, it is estimated that about 74,400 vehicle miles are driven each day in Carmel Valley above Highway 1 and another 14,000 miles on Highway 1. (7,000 vehicles for two miles across Carmel Valley) or total of about 88,400 vehicle miles each day. Assuming the same daily mileage, the 207,775 cars in the Monterey-Santa Cruz Counties area in 1970 will have driven about 6,820,000 miles per day.

The Air Pollution Control Officer for the Monterey-Santa Cruz County Unified Pollution Control District has estimated the following motor vehicle emissions based upon the data provided in the previous paragraph. A complete copy of his memorandum is included in the appendix.

AVERAGE MOTOR VEHICLE EMISSIONS IN POUNDS PER DAY
(assuming 2 gallons-day-vehicle gasoline consumption)

Automotive contributions from this project to:	Hydro-carbons	Carbon Monoxide	Oxides of Nitrogen	Sulfur Dioxide	Particulates
Carmel Valley	181	952	80	2.4	5
Remainder of air basin	421	2,224	187	5.6	12

The above can be compared to the total emissions from all vehicles in the air basin as follows:

AVERAGE MOTOR VEHICLE EMISSIONS IN POUNDS PER DAY

Hydro-carbons	Carbon Monoxide	Oxides of Nitrogen	Sulfur Dioxide	Particulates
163,400	858,000	69,800	3,600	6,200

"These figures represent average emissions from the present day car mixture; therefore, it can be assumed that emissions levels will improve as the older automobiles are replaced with newer ones."

The anticipated increase of traffic will further congest the area on Carmel Hill with a resultant increase in vehicle emissions on Carmel Hill and particularly at the traffic signals at Ocean Avenue.

During the sea breeze condition, the development will add vehicle emissions to the ambient air moving up the valley along with that from the traffic on Highway 1 and the traffic up and down the valley. The trajectory of the air after moving up the valley is not known. At night, emissions added to the typical flow down the valley will move out over Carmel Bay and the ocean. It is not known if the pollutants may move back onshore during the following or latter days.

Other emission sources that may be developed by the project are fireplaces, heating of buildings, and raising of dust during construction. Dust during construction is temporary and can be controlled. Emissions from heating of buildings will be small if gas is used and no emissions will occur if electricity is used. Fireplace emissions may be significant, particularly at night when the air trajectory is toward the bay.

HYDROLOGY

Surface Hydrology. The proposed project will have very little effect on Carmel River discharge. The river is controlled by releases from Los Padres and San Clemente Dams, and the property occupies the very base of the river's drainage system. These reservoirs are used primarily for municipal water supply and no volume is available for flood control storage. Some very small effects may result from alteration of runoff and drainage patterns.

Although flooding has been a problem on the property in years past, studies conducted by George C. Bestor and Associates, Inc. and varified by Tudor Engineering Company indicate that practical solutions are available to protect the property from the projected 100-year flood. Mr. Walter F. Anton of Tudor Engineering Company states "On the basis of our water surface profiles, we have concluded that the proposed dikes to protect the Odello Ranch Development will have to be raised to insure adequate freeboard or will have to be shifted southward to provide a wider overflow channel. This is particularly true in the vicinity of Station 4700" (west of Highway 1)

This appears to satisfy the protection of the project from the projected 100-year flood, but information from the Monterey County Flood Control and Water Conservation District indicate the necessity of protecting the development from a flood in the magnitude of the U.S. Army Corps of Engineers Standard Project Flood which is of greater intensity than the 100-year flood.

As the studies made by Bestor Engineers and Tudor Engineers were based on residential developments of both sides of Highway 1, a re-evaluation of these studies using the 158 acres of open space for overflow might indicate sufficient protection of the development from the U.S. Army Corps of Engineers Standard Project Flood; but a detailed engineering study would be necessary to confirm this.

Groundwater. The development of the property may result in a slight decrease in groundwater recharge as compared to existing conditions. The development will not effect recharge from the Carmel River, the major source of recharge water, but only recharge through rainwater infiltration. The development will eliminate water losses through evapotranspiration as well as through inputs from irrigation, but will substitute water losses through evaporation from the lagoons intimately connected to the groundwater system.

The development will not result in any localized net losses to groundwater storage. Changes in storage losses and gains occurring on the property are very small in comparison to those which occur on an overall basis within the system.

Carmel River Lagoon. It is not anticipated that the proposed development will alter the groundwater supply to the lagoon. As stated previously, the vast majority of recharge water to the groundwater basin is from the Carmel River, and this recharge will not be affected by the development. Also, it is not considered likely that the lagoon system proposed for the development will drastically alter the flow characteristics of the groundwater system.

Water Quality. The development will have little or no effect on the quality of water in the Carmel River. Effects on groundwater quality will also be minimal. The discontinuation of agricultural use of the property and the concomitant cessation of input of salt-bearing irrigation water to the groundwater system may have a beneficial impact on the salt balance of the groundwater basin. Petroleum products carried by runoff from streets and parking areas could have an adverse effect on water quality if allowed to enter any of the three systems discussed previously. This impact will be especially great in the Carmel River Lagoon.

VEGETATION

AS VERY LITTLE of the property to be developed has natural vegetation, the impact will be minor. The majority of the development will be on lands now under cultivation where the vegetation is limited to the crop species--artichoke. The riparian zone along the river will receive impacts from two sources--increases in dike height and greater use by people.

If the flood control plan calls for minor height increase in the dikes, some vegetative clearing could take place. Areas where vegetation has been removed will be revegetated

Please turn to next page

Odello environmental impact

Continued from preceding page

following construction.

Past land use has somewhat restricted public access to the riparian zone. With the development in place and no restriction on the use, a much greater number of people can be expected to use the area. Impact on the trees will be minor, but lower shrubs and grasses will suffer under this type of intense use.

Landscaping will provide a beneficial impact, and if native species are selected, the open space areas will revert back to their original tree cover.

WILDLIFE

VERY LITTLE natural wildlife habitat will be destroyed in the development. The area under cultivation has afforded little in the way of habitat other than its open space character which has allowed wildlife some freedom of movement. The riparian is the only natural habitat that does exist on the site.

If minor raising of the dikes is part of the flood control plan, then some habitat will be lost in the clearing. This will be temporary, as landscaping and revegetation will replace much of the lost vegetation. With the setting aside and landscaping of the Carmel River open space a net increase in the riparian cover could easily occur.

Major impacts on the wildlife will result from the introduction of people into an area that has until now been kept in a semi-natural state. This will be felt to a greater degree by the larger mammals than by the birds. Human use and introduction of house pets will reduce the number of fur bearers now using the site. Development will form a barrier for those animals that have in the past moved across the fields from the Fish Ranch to the river.

Songbirds will feel little impact except during construction, when some clearing will take place. Landscaping with trees and development of the lagoons will produce a beneficial impact for most species of song birds.

No habitat of either rare or endangered species was observed on the project area.

ARCHAEOLOGICAL RESOURCES

WHILE THERE WERE NO visible archaeological resources noted in the project area, it is possible that there are burial sites which may be encountered after construction activities are underway. Consequently, provisions should be made in contractor specifications to the effect that if suspected archaeological remains are encountered, a representative of the state archaeological society should be notified.

LAND USE

THE PROPOSED development will change the land use of the area concerned from primarily artichoke production to an open or natural preserve area west of Highway 1 and a residential and resort area east of Highway 1. Although both intended uses will result in the loss of agricultural production on the property, residential development will do so permanently.

The soils on the property are generally considered of high quality for agricultural use. Although the loss of agricultural lands can be considered an adverse impact, the lands will be providing housing to satisfy a public need.

CIRCULATION

COMPLETION of the proposed development will increase average daily traffic load on Highway 1 as well as the proposed feeder street and surface streets. The proposed development will cause a 30 percent increase in peak hour traffic and a 50 percent increase in average daily traffic on Highway 1. As there is an anticipated traffic increase on Highway 1, the proposed development will simply add to the necessity of widening the highway and the incorporation of an intersection or separation structure adjacent to the property. The development is expected also to increase traffic in the shopping center between Carmel Valley Road and Rio Road.

NOISE

DURING the construction period, noise levels within the project will be increased over the levels presently emanating from sources such as traffic which presently affect the area, by the addition of noise from construction equipment commonly associated with construction projects of this nature. Fig. 8 presents data concerning noise ranges commonly associated with such equipment.

After the project is completed and occupied, residents will no longer be subjected to construction noise but will still be subjected to the existing noise sources. Noise levels from traffic will increase 30 percent during peak periods and there will be a 50 percent additional average daily traffic noise.

POPULATION

THE CONSTRUCTION project will temporarily increase employment opportunities in the area during the construction periods.

When completed, the development will house an estimated 750 resident population. If the development is annexed by the city of Carmel in the future, the city's population would be increased, reversing the city's projected population decline. The lodge and recreational facilities are projected to accommodate an additional 450 people during peak occupancy periods.

These factors combined represent an approximate increase of 1,200 people into the area. This increase can be viewed as having both beneficial and adverse effects. In many respects it can be concluded that if carefully planned for, the additional population will be of benefit to the tax base of the community. On the other hand, if the growth is not anticipated, negative effects may result.

PUBLIC SERVICES AND UTILITIES

THE PROPOSED DEVELOPMENT will provide a living and recreation environment for approximately 1,200 people. These people will place demands on local and county services and utilities as summarized in the following discussion.

Solid Waste Disposal. The John Roscelli Corporation does not have sufficient men and equipment to handle the solid waste produced by the proposed development. Although the current disposal site is adequate a transfer point may be required in the near future.

Water. The proposed development presents no specific problems to the California American Water Company in its ability to provide water to the development. There is however, the possibility of a future water shortage for the entire peninsula due to general development of the area (Fuller District, Mor., November, 1972).

Sewer. The Carmel Sanitation District facilities presently provide only primary waste treatment and are operating at their capacity. The sanitation plant is presently discharging a portion of their effluent onto the western portion of the Odello property for agricultural irrigation. A new secondary treatment facility designed to handle an anticipated increase in waste due to development of the surrounding region is scheduled for completion in the next two or three months.

The proposed development will not exceed the capacity of the enlarged treatment facility. As local development increases in general, the cost of power and personnel for the sanitation district will increase, but it is difficult to assign this cost to any one project.

Natural Gas and Electricity. Pacific Gas and Electric expects no impact on present supplies, personnel, or

THE RELATIONSHIP of the 292-acre Odello artichoke ranch (grey area at far right) immediately south of the Carmel River is seen in this aerial photograph taken in April, 1970.The main business district of the city of Carmel, Ocean Avenue, bisects the photograph in the middle. Carmel Beach is at the bottom of photograph, and Pebble Beach is at bottom, left. Highway 1 traverses from left (north) to right in upper middle. The present city limits of the city of Carmel encompass 560 acres, or .875 square miles. Much of the opposition to the development proposals for the ranch have arisen from fears by local residents of the scale of the project and the large number of permanent and transient people it would attract, burdening the environment. (photo courtesy Air Photo Co., Inc.)

equipment from the proposed development. Both natural gas pipe lines and electricity transmission lines are located along Highway 1 bisecting the property.

Police Protection. The Monterey County Sheriff's Department is responsible for police protection in the area of the proposed development and indicates that the development will have very little effect on their staff or equipment.

Fire Protection. The California Division of Forestry is the agency currently responsible for fire protection in the area. This agency is equipped for combatting wildland fires and not fires associated with the types of structures planned for the development. This area will have to be part of the adjoining county service area or form a new county service area for their own fire protection.

MUNICIPAL FACILITIES COST BENEFIT ANALYSIS

LITTLE IS KNOWN about the true costs of land development in terms of its impact on municipal agencies. However, several models have been developed to provide an analytical approach to the problem.

The model used in this analysis was developed by Rahencamp, Sachs, Wells, and Associates, Land Planning Consultants of Philadelphia, Pa., and presented at the 1972 **House and Home** Conference on Planned Unit Developments. This model focuses on the relationship between municipal revenue generated with the project and municipal revenue generated without the project.

Application of the model is limited in that it does not consider in detail the incremental or fully-allocated costs of specific services required because of the project. It is assumed that municipal services provided because of the project are of the same quality, quantity, and cost as for existing municipal developments. Indirect revenue from sales taxes, room taxes, gas taxes, and miscellaneous other taxes are not considered in the model. Data used in the model were provided by representatives of the developer and by state and local officials.

The annual and cumulative property tax surplus-deficit generated by the project over a six-year period are calculated in Table 8. The data are based on the absorption schedule presented in the same table.

The 1971-72 per capita property taxes for the County, for the school districts within the County, and for the project on an "as if" completed basis are presented in Table 9. These data indicate that projected revenue from the project for general municipal services will not equal current revenue for existing developments within the area until the tax increment bond funds are repaid in the fifth year of development. Thereafter the project will provide a surplus of $36,900 per year. If the project's property tax contribution of OLAF and the related federal matching funds are considered a benefit provided to the area, the development will provide a net surplus of $1,152,500 to the area over a six-year period.

The school district will receive a property tax surplus of $302,100 over the six-year period after giving effect to tax-increment bond financing. Thereafter, the projected school district surplus is attributable to low school children generation factors associated with second-home or retirement-home developments.

The estimated appraised value of the completed project, population, and school-age children generated within the project are summarized in Table 10. Estimated developed valuation of the project is $18,112,000 for a population of 1,195.

Average sales prices and housing mix are based on preliminary land plans, which are subject to revision. Population estimates per unit and school children generation factors are based on data provided by the developer's consultants.

Tax rates, assessed valuation, and taxes collected were obtained from assessment agencies, school districts, and the County of Monterey. School data were obtained from school districts and published governmental statistics. The absorption schedule, population generation factors, school generation factors, unit mix, and property evaluations for the project were provided by the developer's consultants.

In summary, the cost-revenue analysis indicated that the project would provide property tax funding at a level 29 percent higher than for the County as a whole. The projected project funding for education is at a level over four times existing county-wide property tax funding for education on a per capita basis.

AESTHETIC RESOURCES

THE AESTHETIC RESOURCES of the property itself will be modified by conversion of the land use from agricultural to urban use. The off site features of the aesthetic environment, which provide the primary definition of the landscape of the area, remain unchanged. Development planned for the east side provides for substantial open space and landscaping which will mitigate to a degree the conversion from agricultural to urban use.

IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

THE PROPOSED PROJECT will commit this agricultural property to a specific use for an indefinite (essentially permanent) period of time and, for all practical purposes, will remove the possibility of alternate uses for the next 30 to 40 years.

Another commitment of resources will be in the form of manpower, materials, and energy used in construction of the project. Additional energy and material resources will be expended in the continuing operation and maintenance of the project.

EFFECT ON LONG TERM PRODUCTIVITY OF THE ENVIRONMENT

THE PROPERTY, in the past has been useful to man as a productiveagricultural area. The proposed development will commit this land to an urban use for an indefinite number of years. Along with the agricultural productivity, the property has been part of the natural landscape of a picturesque area of California, and development will preclude it from providing this landscape.

When developed, the property will produce housing for approximately 298 families and resort facilities for an indeterminate number of people. Net effect, then, is the loss of agricultural production and the change to urban uses.

THE GROWTH-INDUCING IMPACT OF THE PROPOSED ACTION

UNDER THE CONSERVATION PLAN for Three Ranches adopted either as a part of the Monterey County Zoning Ordinance or of the Monterey County General Plan, development is to focus on the Odello property with areas south of the ranch left undeveloped. The extension of the parkway east of the project will allow development of another area of Carmel Valley.

This area, as with the Odello property, is designated in the Conservation Plan for Three Ranches for development; therefore the growth-inducing impact is the net population increase resulting from development within the guidelines of the Monterey County General Plan.

Under the Conservation Plan for Three Ranches, development can take place on both sides of Highway 1, allowing for a resort with the number of rooms ranging from 504-1,260, multi-family units from 270-675, and suburban units from 303-602, and allowing for cluster housing. This allows for greater density than planned in the redevelopment project.

Under present zoning both sides of Highway 1 can also be developed with the density spread over the entire property allowing 140 single family units on 6,000 square foot lots and 231 single family units on one acre lots.

The Carmel Lagoon Reserve Redevelopment Project with its lighter densities and greater open space has a lesser impact on the environment than development that could occur under the County General Plan or present zoning ordinances.

SUMMARY

SECTION 21000 of the California Public Resources Code and the December 19, 1972 version of the proposed EIR guidelines require that in the course of preparing an EIR, the sponsor shall:

(A). assess in detail the potential impact of the project on the environment, in consultation with other appropriate Federal, State and Local agencies, and with comment from the general public (p. 47 through 66),

(B). identify any adverse environmental effects which cannot be avoided if the proposal is implemented (p. 47 through 66),

(C). note all measures proposed which would minimize any adverse environmental impacts (p. 47 through 66),

(D). describe in detail any feasible alternatives to the proposed project (p. 43 through 46),

(E). evaluate the relationship between local short-term uses of man's environment and the maintenance and enhancement of long-term productivity (p. 68),

(F). list any irreversible environmental changes which would result from the proposed project (p. 68), and

(G). describe the growth-inducing impact of the proposed project (p. 69 through 70).

Each of these topics has been covered in the body of this report on the pages indicated above.

Likely recommendation for Village area:

6 units per acre for apartment development

A RECOMMENDATION to permit construction of apartments in Carmel Valley Village at a density of six units per acre was endorsed as reasonable this week by Walter Wong, chief of environmental services for the Monterey County Health Department.

Wong told members of the Village Study Advisory Committee that on the basis of ground percolation tests performed in the past, he feels that open property such as the 12½-acre Bolman-Brownell-Davis parcel on Ford Road can handle six units an acre.

He emphasized, however, that this would be dependent upon results of tests on that specific property.

Wong's report makes it virtually certain that the Village Study Committee will recommend a policy of six units per acre for multiple residential development when it makes its final report to the County Planning Commission. Two weeks ago it had approved the idea in theory, pending recommendations of the health department.

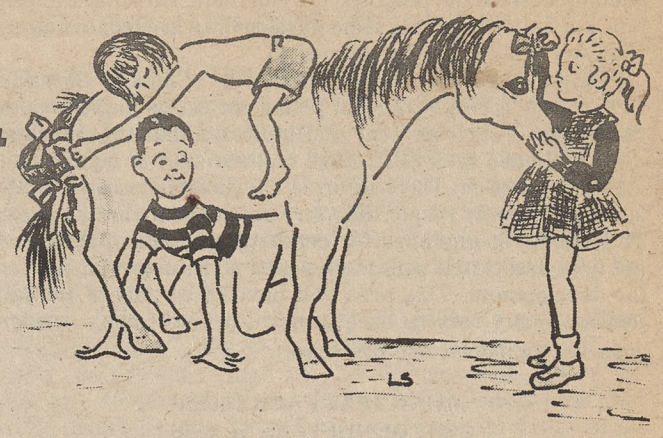
For its next meeting on Jan. 22 at the Blue Sky Lodge, the committee will invite owners of large parcels of property within the Village commercial area. This includes Bolman, Brownell and Davis, who own sections of the land at the corner of Ford Road and Carmel Valley Road; Mrs. Barbara Marks, daughter of the late Marion Wilson, who is co-owner of the eight-acre lot behind the post office; and Pete Delfino, owner of the Carmel Valley airstrip.

THE COMMITTEE will seek the owners' reaction to several likely recommendations. In addition to allowing apartments on the Ford Road parcel, the committee has voted in favor of running a future two-lane Village bypass road along the present airstrip. It has also been in favor of rezoning the Wilson property behind the post office to planned commercial use, which would enable the county to require a future developer to build a connecting road between Village Drive and Paso Hondo to Esquiline Road.

The county road department has said this would be the only way to get this link constructed, because the county will not condemn land for anything less than a full freeway.

The committee has also indicated it would favor rezoning all undeveloped commercial property between Pilot Road and Esquiline Road to planned commercial. This designation would require a developer to provide parking, landscaping and a development plan which would fit in with nearby buildings.

County Planning Director Ed DeMars said Monday that PC zoning would be a way to stop the proliferation of businesses with individual access to Carmel Valley Road, because a common parking area could be required behind several small stores or restaurants.



A PONY you can meet eyeball to eyeball.

Feedbag

By LUCY SMITHSON

THERE'S NO SUCH THING as a small horse. A horse has to be 58 inches tall at the withers or he's not a horse at all. He's a pony.

It doesn't matter who his father or mother were. If your equine friend is less than 14 hands plus two inches, he's a pony. That's the definition of a pony. (One hand equals 4 inches).

If it does matter who his father and mother are, you can buy purebred ponies of many different breeds. You can buy purebred Thoroughbred ponies or Saddlebred ponies. There is a demand for them in the East. You can buy Connemara horses or Connemara ponies. Same breed. You can buy an Appaloosa horse or an Appaloosa pony. Same breed (but as of 1960, different registry books.)

In Britain the difference between a Welsh cob and a Welsh pony is a sometime thing. There are a number of Welsh ponies in America but few of their larger brothers.

Someone in Argentina is making a big deal of his "miniature horses." Semantic nonsense. He's breeding ponies.

Some bloodlines of ponies have been bred for small size for so many generations that you'll probably never see a horse-sized member of the breed. Hackney horses went out of style with coaches. Hackney ponies are still popular. Scottish horses turned loose on the outer Hebrides Islands could barely survive under the rugged conditions there. Their descendants are very small and famous for toughness. We know them as Shetland ponies.

PONIES ARE the right size for children. To a child's view a horse may be all hooves and bellybutton. A pony you can meet eyeball to eyeball.

Children make pets of ponies. Ponies can be dressed up in old clothes and have ribbons in their manes. Ponies make good platforms for jumping from, and are something to hide behind in Hide and Seek.

Some children even RIDE ponies and wonderful to tell, their legs reach clear down to the pony's flanks. That's much different from sitting in Dad's saddle and spurring the saddle blanket.

Shetland ponies are much cheaper than horses as a rule. In Carmel Valley, $50 to $100 seems to be the going price for a Shetland. You can pay more for a special one of course. Also, not infrequently, you'll hear of one for next to nothing. We know of several whose owners have outgrown them and ask only a token payment as evidence of your intentions to give their pet a good home.

Even the pony's saddle and bridle cost only a fraction of a horse-sized saddle. This is a mystery for often an equal amount of workmanship goes into both.

Shetland ponies need much less food than even their small size would indicate. Nature has equipped them with a very efficient digestion system. We feed our Shetland three bales of alfalfa over a two month period. He stays so round, so firm, so fully packed that strangers ask when he will become a mother. We do not feed the pony any grain at all. It is easy to founder a Shetland with too rich a diet. The way to be kind to a Shetland is to be stingy with their feed. This can be difficult as a pony is an irrestible moocher.

SHETLAND PONIES seem to be more resistant to disease than horses. Also, call it surefootedness or toughness or whatever, but you rarely see a lame pony. Horses are always getting sometning wrong with their legs or feet; ponies hardly ever.

Ponies are not only a boon to your children but to your children's friends. You'd never allow the neighborhood kids to fool around with your horse but it's all right to play with the pony. They even stand a good chance of getting a pony ride. And you as a parent are less uptight. Toes stepped on by a pony are less mashed than toes stepped on by a horse. Ponies are much closer to the ground for falling off, too. Also ponies aren't particularly frightened of children. Children do foolish things that would utterly spook a horse. A Shetland just stands and looks disgusted.

Now, about the glaring drawbacks of owning a pony. Those generations of survival-of-the-fittest have endowed Shetlands with very high IQ's. The second time you feed one from your little hand he will have learned to bite. They will crawl under, climb over, or push through your corral fence to get to the neighbor's sweet corn. Their prehensile nose is second only to an elephant's when it comes to opening gates and feed room doors. We recommend padlocks and hide the key.

Ponies are as tough-minded as they are tough-legged. Gentle psychotherapy has little effect on their social adjustment. You may need a stick. Our toddler thought that the way to greet horses was to hit them on the nose. The pony had taught her. It's hard to teach the fine points of horsemanship if your child is riding a monster.

EMERGENCY CALLS

There were no fire calls in the Carmel Valley Fire Protection District last week, and only one call for medical assistance.

On Jan. 5 at 2:38 p.m. the Red Cross ambulance transported Raymond Adelmeyer of 33 La Rancheria to Community Hospital as a medical emergency.

Also on Jan. 5 at 10:10 p.m., the first aid crew received word from the California Highway Patrol that there had been an auto accident five miles east of the Cachagua Road on Carmel Valley Road. Although the ambulance crew went to the purported scene, they were not able to find any evidence of an accident.

"And I missed a good movie," lamented Fire Chief Chip Collins, who was called away from the second night's showing of "The Sand Pebble" by the unfruitful call. "I never have gotten to see the end of a movie," he added.

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